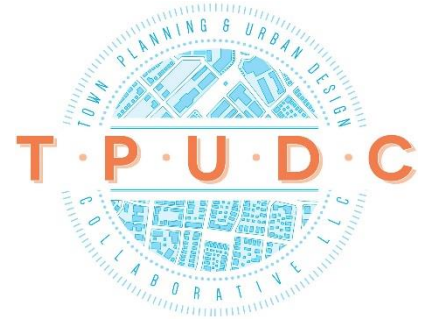


October 5, 2020

Mr. Chris Flinn  
Zoning Administrator  
Jericho Planning & Zoning Office  
PO Box 39, 2<sup>nd</sup> Floor  
Jericho, VT 05465



Subject: Sawmill Property Sketch Plan Review

Dear Mr. Flinn,

On behalf of G.W. Tatro, we are pleased to submit the following materials for Sketch Plan Review for the Jericho Sawmill Property Project located at Vermont Route 15 and River Road.

The property is 15.87 acres with access off of Vermont Route 15, River Road and Park Street. G.W. Tatro is proposing to phase the development to be built out over time.

This application will provide the following materials for the Board's review and consideration:

1. Signed and completed Application Form
2. Application fee in the amount of \$100
3. Project Narrative
4. Listing of Adjacent Landowners
5. Full size to scale Illustrative Plan, Concept Plan and Phase 1 Concept Plan (2 sets)
6. 11x17 copies of the Illustrative Plan, Concept Plan and Phase 1 Concept Plan (3 sets)

Please contact me if you have any questions or require any additional information.

Sincerely,

Brian Wright  
Founding Principal  
Town Planning and Urban Design Collaborative  
[brian@tpudc.com](mailto:brian@tpudc.com)  
615-948-8702

# Town of Jericho

## Development Review Board SUBDIVISION Application

Application #: \_\_\_\_\_

Parcel Code: VT366

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- ☐ Boundary Line **Adjustment**  
☒ **Sketch Plan** Review  
☐ Preliminary Plan Review  
☐ **Amendment** to Subdivision Approval

**Final Plan Review:**

- ☐ **MINOR** Subdivision (1-3 lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*  
☐ **MAJOR** Subdivision (4+ lots) - *must complete all requirements in Section 10 of the Jericho Land Use and Development Regulations (see checklist).*

Number of lots resulting from subdivision: \_\_\_\_\_

**2. Project Information**Description: Sketch Plan Review for the Jericho Sawmill PropertyLocation: Vermont Route 15 & River Road Parcel ID VT366Zoning District(s) in which property is located: **AGR** **COM** **FOR** **OS** **RR** **VCTR** **VIL****3. Interested Parties**Applicant Name: G.W. TatroEmail address: atatro@gwtatro.com or greg@gwtatro.com Mailing Address: 16 GW Tatro Dr, Jeffersonville, VT 05464Phone: 802-644-8875 Applicant's relationship to parcel (check one): ☒ Owner ☐ Option to purchase

Landowner of Record Name (if not applicant): \_\_\_\_\_

Address/Phone: \_\_\_\_\_

Professional advisor(s) *Give name, address, phone, title:*

Professional Engineer \_\_\_\_\_

Other (specify) Town Planning & Urban Design Collaborative - Brian Wright - 1027 Westhaven Blvd, Franklin TN 37064615-948-8702 brian@tpudc.com

Name(s) of current adjacent landowner(s):

See attached sheet


Landowner Signature (Date)

Applicant Signature (Date)

**FOR OFFICE USE ONLY**

Public Hearing(s): Date

DRB Action taken:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Fee Paid: \_\_\_\_\_

Application Date: \_\_\_\_\_

Decision Date: \_\_\_\_\_



## MINOR SUBDIVISION APPLICATION REQUIREMENTS

A. APPLICATION INFORMATION	SKETCH PLAN (optional)	FINAL PLAT
Number of copies	1	9
Application Fee	√	√
Subdivision Name or Title of Project (if any)	√	√
Name and Address of Applicant and Landowner, and professional advisors, including license number and seals	√ <sup>1</sup>	√ <sup>1</sup>
Written Statement Outlining Scope of Project, including: total acreage and number and size of lots proposed; phasing of development, etc.; general information on pattern and area of lots, building types and approximate sizes, open space and recreation areas; and specific request for action by the Development Review Board [DRB]	√	√
Written Request for waiver of other standards contained in the Land Use and Development Regulations	√	√ <sup>h</sup>
Written Request for any Density Bonus under Section 10.13.8.2.	√	√
Evidence of Written Notification to Abutting Landowners of intent to subdivide		√
Questionnaires and other forms requested by the Planning Office		√
B. PLAN/PLAT MAPPING REQUIREMENTS	SKETCH (opt)	FINAL PLAT
Materials	on paper	on paper
Number of Full Size Sets of the Proposed Plan		2
Number of Printed Copies of Proposed Plan/Plat reduced to 11" x 17" paper, along with copies of supporting documentation/additional information		9
Proposed Plan/Plat and supporting documentation in electronic file (.pdf) format		√
Date, True North Arrow, Legend	√	√
Preparer Information, Certifications	√	√
Scale (not less than 1 inch = 200')	√	√
Zoning District designation and boundaries	√	√
Subdivision Boundaries and Property Lines, indicating existing and proposed lot and road lines; pedestrian ways, reservations and area(s) to be dedicated to public use, including dimensions, and names and addresses of adjoining and facing landowners	drawn	surveyed <sup>3</sup>
Adjoining Land Uses, Roads and Drainage and any existing restrictions on use of land including easements, covenants and zoning district boundaries, and acreage of such land involved	drawn	surveyed <sup>3</sup>
Existing and Proposed Contour Lines in area to be developed	indication	5' interval <sup>4</sup>
Conceptual Plan for future phases of development meeting the requirements of Section 10.12.7 (For Conventional Subdivisions) or Section 10.13.12 (for PUDS) (recommended for Conventional Subdivisions and Required for PUDS)	draft	final
Location of all overlay districts, Including the Wetlands Overlay District, River Overlay District, Wellhead Protection Overlay District, and Natural Resource Overlay District	indication	delineated in area to be developed
Location of slopes 25% or greater, indication of the total area of disturbance of such slopes, and information regarding slope stabilization and erosion control measures (See Section 11.5.2)	indication	delineated in area to be developed

B. PLAN/PLAT MAPPING REQUIREMENTS (cont'd)	SKETCH (opt)	FINAL PLAT
Location of Other Natural and Cultural Resources, including: existing and proposed roads, paths, parking areas; water courses, floodplain, natural drainage ways, class iii wetlands, marshes; farm land and forest resources; public facilities, utilities and historic resources; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas; and other significant physical features in and near the subdivision and acreage of such land involved, along with any associated Rights-Of-Way or easements	indication	delineated in area to be developed
Existing and Proposed Utilities, Water and Wastewater Systems and associated Rights-Of-Way or easements		√
Existing and Proposed Building Envelopes, structure setback lines and distances		√
Existing and Proposed Landscaping and Screening		√
Existing and Proposed Open Space Lands, Buffer Zones, and/or easement areas		√
Engineering Reports (water and wastewater systems)		√ <sup>b,c,f</sup>
Existing and Proposed Homeowner or Tenant Association Agreements	draft	final <sup>i,j</sup>
Proposed Letter of Credit, Performance Bond or other Surety	draft	final
Proposed Road Profiles, including names; road, intersection and parking area geometry; and construction schematics within area to be developed, including lengths of all straight lines, slopes, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings for each road		√ <sup>a</sup>
Proposed layout of lots within the subdivision numbered in numerical order, such that even numbered lots are on the right side of the road, and odd on the left, as oriented from the point of road origin/intersection with existing main road		√
Dimensions of each lot to the nearest foot and area to the nearest 1/100th of an acre, and all angles and bearings to the nearest minute		√
Calculation of total amount of new impervious surfaces	estimate	√
Stormwater and Erosion Control Plan showing temporary and permanent procedures		final
Documentation that Stormwater Management measures at minimum meet the Recharge (Rev) and water quality volume criteria, if more than 0.5 acres of impervious surface are created (see Section 11.13.1.4)		final including calculations
Monument Locations in accordance with Article 3, Section 1(10)		√
C. Other Data As May Be Required by the Development Review Board:	SKETCH (opt)	FINAL PLAT
Information regarding runoff during the 25-year storm		as requested during sketch plan review or required by Land Use Regulations
Erosion Control Risk Evaluation Checklist from the Vermont Department of Environmental Conservation		
Stormwater and Erosion Control Plan showing temporary and permanent procedures		
Grading Plan (showing proposed areas of cut and fill)		
Open Space Management Plan		
Site Reclamation Plan (for subdivisions involving extraction)		
Traffic Study (current and proposed traffic volumes, capacities, levels of service, proposed improvements. See Section 11.1.5.)		
Statement of Conformance with the Town Plan and compliance with applicable local regulations		

- 1) *If the owner of record is not the applicant a letter from the owner of record authorizing the applicant to apply for subdivision must be submitted.*
- 2) *A Mylar shall be recorded in the Jericho Land Records within 180 days of final approval. Sheet size of originals for recording by the Town Clerk must be less than 18 inches by 24 inches.*
- 3) *Upon written request specific requirements may be waived by the Development Review Board per Section 10.12.4.*
- 4) *Large areas to be set aside unchanged for open space and passive recreation, as well as minor grading in conjunction with construction may be exempt from detailed contour information*

**IN ADDITION** to the required components outlined above, for Final Plat review and approval, the following components may be required of the applicant by the Development Review Board:

- a) A letter from the Selectboard indicating its approval of construction details for any proposed public road. Road profiles shall show accurate existing and finished grades together with typical cross-sections and construction plans, including details of the drainage structures, banks, etc., in conformance with the Public Works Specifications and shall be certified by a registered professional engineer.
- b) A letter from the commissioner of the water district, if the subdivision is proposed to be served by public water supply, stating that the water district has adequate capacity to serve the subdivision and noting any improvements or modification necessary to serve the subdivision.
- c) Evidence from the applicant, if the subdivision is proposed to be served by private water supply for two or more connections, that establishes adequate quality and quantity of water. The DRB may require the applicant, prior to approval, to make one or more test wells if additional evidence is required.
- d) A letter from the Underhill-Jericho Fire Department affirming its ability to provide adequate fire protection or noting any improvements or modification necessary to gain that ability.
- e) A letter from the Chittenden East School District Superintendent addressing the effect of the development on the capacity of the school system.
- f) Results of two [2] percolation tests and two [2] test bores dug to seven [7] feet on each proposed lot, if individual septic systems will serve each lot, or in the area of the community leach field, and the design of the proposed septic systems by a registered professional engineer.
- g) Engineering and construction details of stormwater drainage system.
- h) Written request for any waivers from the regulations deemed necessary for approval of the Plan/Plat.
- i) Any proposed covenants and/or deed restrictions intended to cover all or a portion of the subdivision, including any open space agreements or easements.
- j) A prospectus describing the management structure of the homeowner's association if one is proposed. Included shall be a disclosure statement that will be given to all prospective purchasers, detailing responsibility for services, including but not limited to maintenance of any roads or other common infrastructure within the subdivision.
- k) The following endorsement on each section of the applicant's final submission to be completed by the Chair of the DRB or designated representative, upon approval:

<p>Approval by the Jericho Development Review Board</p> <p>on the _____ day of _____ 201____ subject to all</p> <p>conditions and requirements attached to Permit #_____.</p> <p>_____, Chair</p> <p style="text-align: center;">Jericho Development Review Board</p> <p>Date _____ 201____</p>
---

## MAJOR SUBDIVISION APPLICATION REQUIREMENTS

A. APPLICATION INFORMATION	SKETCH PLAN (optional)	PRELIMINARY PLAN	FINAL PLAT
Number of copies	1	9	9
Application Fee	√	√	√
Subdivision Name or Title of Project (if any)	√	√	√
Name and Address of Applicant and Landowner, and professional advisors, including license number and seals	√ <sup>1</sup>	√ <sup>1</sup>	√ <sup>1</sup>
Written Statement Outlining Scope of Project, including: total acreage and number and size of lots proposed; phasing of development, etc.; general information on pattern and area of lots, building types and approximate sizes, open space and recreation areas; and specific request for action by the Development Review Board [DRB]	√	√	√
Written Request for waiver of other standards contained in the Land Use and Development Regulations	√	√	√ <sup>i</sup>
Written Request for any Density Bonus under Section 10.13.8.2	√	√	√
Evidence of Written Notification to Abutting Landowners of intent to subdivide		√	√
Questionnaires and other forms requested by the Planning Office		√	√
B. PLAN/PLAT MAPPING REQUIREMENTS	SKETCH (opt)	PRELIMINARY	FINAL PLAT
Materials	on paper	on paper	on paper <sup>2</sup>
Number of Full Size Sets of the Proposed Plan		1	2
Number of Printed Copies of Proposed Plan/Plat reduced to 11" x 17" paper, along with copies of supporting documentation/additional information		1	9
Proposed Plan/Plat and supporting documentation in electronic file (.pdf) format		√	√
Date, True North Arrow, Legend	√	√	√
Preparer Information, Certifications	√	√	√
Scale (not less than 1 inch = 200')	√	√	√
Zoning District designation and boundaries	√	√	√
Subdivision Boundaries and Property Lines, indicating existing and proposed lot and road lines; pedestrian ways, reservations and area(s) to be dedicated to public use, including dimensions, and names and addresses of adjoining and facing landowners	indication	drawn	surveyed <sup>3</sup>
Adjoining Land Uses, Roads and Drainage and any existing restrictions on use of land including easements, covenants and zoning district boundaries, and acreage of such land involved	indication	drawn	surveyed <sup>3</sup>
Existing and Proposed Contour Lines in area to be developed	indication	20' interval <sup>4</sup>	5' interval <sup>4</sup>
Conceptual Plan for future phases of development meeting the requirements of Section 10.12.7 (For Conventional Subdivisions) or Section 10.13.12 (for PUDS)	Draft	Final	Final with any Revisions

<b>B. PLAN/PLAT MAPPING REQUIREMENTS (cont'd)</b>	<b>SKETCH (opt)</b>	<b>PRELIMINARY</b>	<b>FINAL PLAT</b>
Location of all overlay districts, including the Wetlands Overlay District, River Overlay District, Wellhead Protection Overlay District, and Natural Resource Overlay District	indication	drawn in area to be developed	delineated in area to be developed
Location of slopes 25% or greater, indication of the total area of disturbance of such slopes, and information regarding slope stabilization and erosion control measures (See Section 11.5.2)	indication	drawn in area to be developed	delineated in area to be developed
Location of Other Natural and Cultural Resources, including: existing and proposed roads, paths, parking areas; water courses, floodplain, natural drainage ways, class III wetlands, marshes; farm land and forest resources; public facilities, utilities and historic resources; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas; and other significant physical features in and near the subdivision and acreage of such land involved, along with any associated Rights-Of-Way or easements	indication	drawn in area to be developed	delineated in area to be developed
Existing and Proposed Utilities, Water and Wastewater Systems and associated Rights-Of-Way or easements		√	√
Proposed Development Envelopes, structure setback lines and distances		√	√
Proposed Landscaping and Screening		√	√ <sup>m</sup>
Proposed Open Space Lands, Buffer Zones, and/or easement areas		√	√
Engineering Reports (water and wastewater systems)		√	√ <sup>c,d,g</sup>
Proposed Homeowner or Tenant Association Agreements		draft	final <sup>j,k</sup>
Proposed Letter of Credit, Performance Bond or Surety		draft	final
Proposed Road Profiles, including names; road, intersection and parking area geometry; and construction schematics within area to be developed, including lengths of all straight lines, slopes, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings for each road			√ <sup>b</sup>
Proposed layout of lots within the subdivision numbered in numerical order, such that even numbered lots are on the right side of the road, and odd on the left, as oriented from the point of road origin/intersection with existing main road			√
Dimensions of each lot to the nearest foot and area to the nearest 1/100th of an acre, and all angles and bearings to the nearest minute			√
Calculation of total amount of new impervious surfaces	estimate	√	√
Stormwater and Erosion Control Plan showing temporary and permanent procedures.		draft	final
Documentation that Stormwater Management measures at minimum meet the Recharge (Rev) and water quality volume criteria (see Section 11.13.1.4)		draft	Final, including calculations
Monument Locations in accordance with Article 3, Section 1(10)			√

C. Other Data As May Be Required by the Development Review Board:	SKETCH (opt)	PRELIMINARY	FINAL PLAT
Information regarding runoff during the 25-year storm		as requested during sketch plan review or required by Land Use Regulations	as required under preliminary plan approval
Erosion Control Risk Evaluation Checklist from the Vermont Department of Environmental Conservation			
Grading Plan (showing proposed areas of cut and fill)			
Open Space Management Plan			
Site Reclamation Plan (for subdivisions involving extraction)			
Traffic Study (current and proposed traffic volumes, capacities, levels of service, proposed improvements). See Section 11.1.5.			
Statement of Conformance with the Town Plan and compliance with applicable local regulations			
1) If the owner of record is not the applicant a letter from the owner of record authorizing the applicant to apply for subdivision must be submitted. 2) A Mylar shall be recorded in the Jericho Land Records within 180 days of final approval. Sheet size of originals for recording by the Town Clerk must be less than 18 inches by 24 inches. 3) Upon written request specific requirements may be waived by the Development Review Board per Section 10.12.4. 4) Large areas to be set aside unchanged for open space and passive recreation, as well as minor grading in conjunction with construction may be exempt from detailed contour information			

**IN ADDITION** to the required components outlined above, for Final Plat review and approval, the following components may be required of the applicant by the Development Review Board:

- a) Cost estimates for all necessary improvements by category, which shall include all proposed site work.
- b) A letter from the Selectboard indicating its approval of construction details for any proposed public road. Road profiles shall show accurate existing and finished grades together with typical cross-sections and construction plans, including details of the drainage structures, banks, etc., in conformance with the Public Works Specifications and shall be certified by a registered professional engineer.
- c) A letter from the commissioner of the water district, if the subdivision is proposed to be served by public water supply, stating that the water district has adequate capacity to serve the subdivision and noting any improvements or modification necessary to serve the subdivision.
- d) Evidence from the applicant, if the subdivision is proposed to be served by private water supply for two or more connections, that establishes adequate quality and quantity of water. The DRB may require the applicant, prior to approval, to make one or more test wells if additional evidence is required.
- e) A letter from the Underhill-Jericho Fire Department affirming its ability to provide adequate fire protection or noting any improvements or modification necessary to gain that ability.
- f) A letter from the Chittenden East School District Superintendent addressing the effect of the development on the capacity of the school system.
- g) Results of two [2] percolation tests and two [2] test bores dug to seven [7] feet on each proposed lot, if individual septic systems will serve each lot, or in the area of the community leach field, and the design of the proposed septic systems by a registered professional engineer.
- h) Engineering and construction details of stormwater drainage system.
- i) Written request for any waivers from the regulations deemed necessary for approval of the Plan/Plat.
- j) Any proposed covenants and/or deed restrictions intended to cover all or a portion of the subdivision, including any open space agreements or easements.
- k) A prospectus describing the management structure of the homeowner's association if one is proposed. Included shall be a disclosure statement that will be given to all prospective purchasers, detailing responsibility for services, including but not limited to maintenance of any roads or other common infrastructure within the subdivision.
- l) Written acknowledgement of the applicant's responsibility for maintenance, and the assumption by him of liability for injuries and damages that may occur on any roads or land to be dedicated for public use, until such roads or land

have been legally accepted by the Town. The method of dedication of proposed easements, Rights-Of-Way and open spaces shall be specified by the Selectboard.

- m) Details of proposed landscaping to be completed by the applicant including species, number, size, timing of planting and cost estimate. Any landscaping to be located on proposed Rights-Of-Way to be deeded to the Town must receive prior written approval of the Selectboard.
- n) The following endorsement on each section of the applicant's final submission to be completed by the Chair of the DRB or designated representative, upon approval:

<p style="text-align: center;">Approval by the Jericho Development Review Board</p> <p>on the _____ day of _____ 201____ subject to all</p> <p>conditions and requirements attached to Permit #_____.</p> <p>_____, Chair</p> <p style="text-align: center;">Jericho Development Review Board</p> <p>Date _____ 201____</p>
---

## ORIGINS OF THE VILLAGE

Sawmill Village is located in the Riverside Flats area of the Town of Jericho, Vermont. This area is one of three, State of Vermont designated, Village Centers in the Town. The property was rezoned by the Town in 2013 using a Character-Based Code with the intention of proactively directing growth to this area to enhance Village Center and ensure that new development reflects the vision of the community and the unique character Of the Town. The property is owned G.W. Tatro Inc. who is seeking to develop the property in accordance with the Character-Based Code and allow the community's vision to be realized.

As a part of the 2013 rezoning effort the, a master plan was created to illustrate how a new Village Center could be designed using the Character-Based Code regulations. The Sawmill site was the centerpiece of an organic extension of the expanded Village Center. Because this property is the largest and most centrally located, it is the most important parcel in the creation of the Village Center in this part of Jericho. The Town conducted a multiday visioning, planning, and zoning workshop opened to the entire community called a Planapalooza. This event provided an opportunity for extensive input to be collected from citizens, public officials, individual interest groups, and planning and zoning experts. This input provided the basis for the rezoning of the property and now directs the planning and design principles that shaped the Sawmill Village master plan. During Planapalooza, residents expressed a desire for the Sawmill and surrounding properties to be developed in a way that creates a community hub and serves as the true heart of the Town. Due to their location and physical attributes, the two other designated Village Centers do not currently function in this way.

The community sees the Sawmill as an opportunity to create that vital element in the evolution of the town in this location because the property has be utilized for an industrial use for many years and lends itself to wholesale redevelopment, unlike the other two Village Centers. The owner shares this commitment to the community's vision and is excited to be a part of making it a reality.

## THE SITE

The Sawmill Village property is 15.87 acres and is located entirely in the Riverside Flats CD-4 Character District. The Sawmill Village will accommodate much of the Town's projected future growth, taking the pressure off agricultural, rural, and natural lands, as well as the existing Jericho Corners and Jericho Center, by creating a complete neighborhood to serve as the true Village Center the community is looking for.

## SAWMILL VILLAGE PLANNING PRINCIPLES

- Conserve Natural Resources and Rural Character Outside the Village
- Contribute to the Town's Economic Well-Being
- Create the "Heart of the Jericho"
- Provide a Range of Housing Choices
- Provide Opportunities for Life-Long Living
- Develop a Walkable, Mixed-Use and Sustainable Neighborhood

## PROJECT CONCEPT

The Illustrative Plan included in this submittal is in keeping with the community vision for the Sawmill Property. Sawmill Village is designed as a compact, walkable, mixed-use community, that exists in concert with surrounding landscapes.



The neighborhood will be comprised of homes of various sizes and types that are attractive to a wide range of residents, surrounding a mixed-use neighborhood center. The residential opportunities will include detached single-family houses, rowhouses, cottage courts, small apartment houses and residential above shops, that are close to the street with wide porches and stoops. The neighborhood center will allow a balance of uses and activities, including residential, retail, restaurants, business, civic amenities and parks, providing for the daily needs of the Sawmill residents, and becoming a gathering place for the rest of Jericho. A central neighborhood park will be located in the heart of the village adjacent to the existing Mill Building. The Sawmill Village will evoke the feeling of an authentic, well-loved, traditional Vermont village and will be a vibrant addition to the Town and the region.

## TRANSPORTATION NETWORK

The neighborhood is shaped by a network of intimate, tree-lined streets with sidewalks. Parking is accessed by rear lanes and tucked behind buildings. The neighborhood streets tie into the surrounding road network including Park Street, River Road, and VT-15 allowing traffic to disperse quickly in all directions, rather than putting all on any one street. The mix of uses allows residents within walking distance, including some of the existing homes in the areas, to not need to leave the neighborhood, thus reducing the number of car trips they make each day. This helps to reduce traffic loads and reduces carbon emissions.

## OPEN SPACE

Neighborhood Space is integral to Sawmill Village. Because the neighborhood will be more compact, parks and other open spaces will grant residents access to green space and amenities that are not found on their lot. All residences and business will be located less than a five-minute walk from the Village Green.

## INFRASTRUCTURE PROVISION

Neighborhood parks and other Civic Spaces will function as a part of a sustainable stormwater system and incorporate septic infrastructure. The Sawdust building is being preserved for pre-treatment of possible future off-site septic and will be screened with liner buildings. Additional capacity needs, if any, will be accommodated in temporary facilities on land allocated for future phases. These temporary provisions will be relocated and built into permanent facilities as additional phases develop.

## DEVELOPMENT STRATEGY

The Village will be developed in phases over the next 10 years as called for by the market. It will utilize the phased subdivision provision in Section 10.12.8.3 of the Code. The Concept Plan shows a proposed Phase 1 area which includes the existing Mill Building and Sawdust Building. There is interest from potential tenants to move into the Mill Building, making it the focus of Phase 1.

The Concept Plan included in this submittal provides a guide for how the property should develop. It meets the requirements for a Concept Plan showing proposed rights-of-way, futures use for each of the blocks, shared parking locations, open space, and phasing. It doesn't delineate individual lots, but shows how future lot layout will facilitate efficient circulation and the purpose of the districts. The Plan indicates future uses which are for reference only and don't obligate the DRB to approve a specific use or category of uses when more detailed, formal plans are submitted in the future. The Concept Plan includes general information related to vehicular pedestrian circulation in future

phases, including connections to neighboring properties that may be built out over time. The street cross section meets the requirements of the Character-Based Code. The Village Green indicated on the plan will serve as open space for the neighborhood and be reserved for purposes of sewage disposal and stormwater treatment. There is shared parking located in the center of blocks screened from the street by buildings and parallel parking located on all streets.

The Illustrative Plan included in the submittal provides one example for how the property may develop over time following the zoning and the intentions of the owner at this time.

A Development Plan will subsequently be submitted for Phase 1 that provides more detail and meets all the requirements of the regulations.

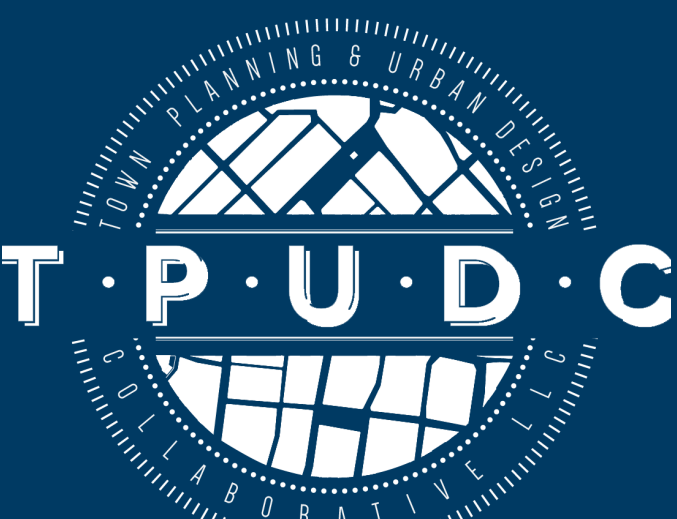


JERICHO SAWMILL  
PROPERTY

G.W. TATRO  
CONSTRUCTION, INC.

Town of Jericho, Vermont

Sketch Plan Review  
Submittal



Designed: TPUDC  
Drawn: TPUDC  
Scale: 1" = 50'  
Date: October 5, 2020

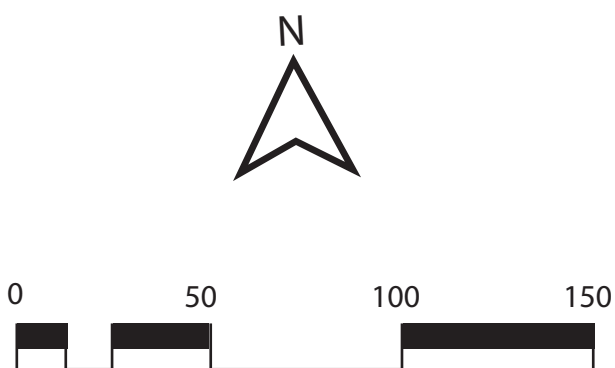
ILLUSTRATIVE PLAN

1



LEGEND:

- Mixed-Use Building
- Multi-Family Apartment House
- Single-Family House
- Rowhouse
- Existing Buildings
- Civic Green



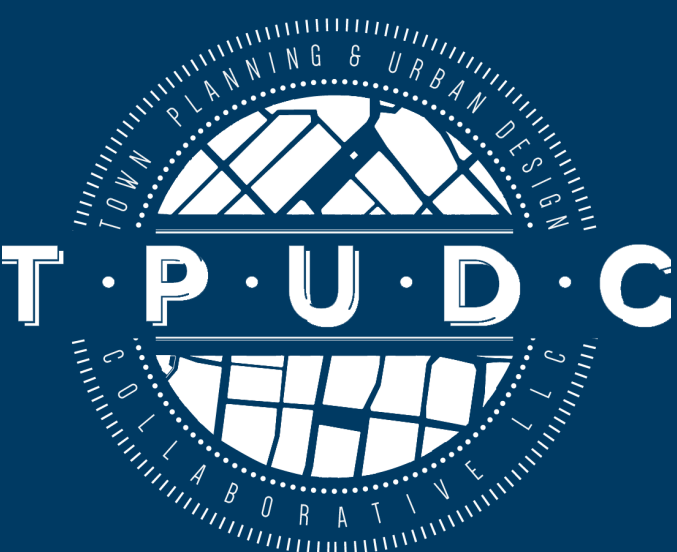


JERICHO SAWMILL  
PROPERTY

G.W. TATRO  
CONSTRUCTION, INC.

Town of Jericho, Vermont

Sketch Plan Review  
Submittal



Designed:	TPUDC
Drawn:	TPUDC
Scale:	1" = 50'
Date:	October 5, 2020

CONCEPT PLAN

2

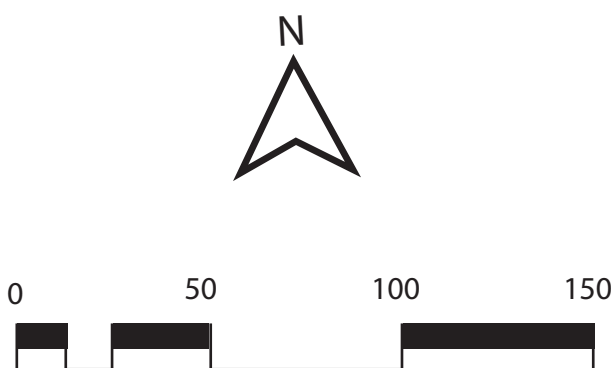


LEGEND:

- Mixed-Use Building
- Mixed Residential (House, Duplex, Rowhouse, Apartment House)
- Single-Family House
- Existing Buildings
- Civic Space

Phase 1 Boundary

\* Uses per 13.4.11  
2.0 Residential Uses  
3.0 Commercial Uses  
7.0 Other Subterranean



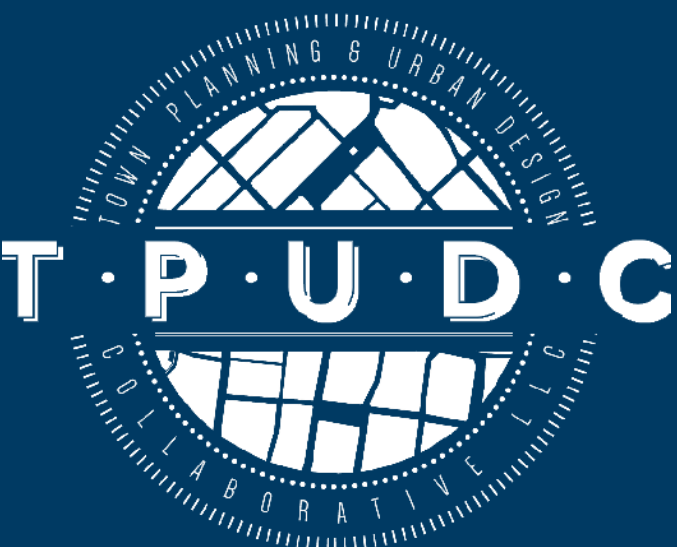


JERICHO SAWMILL  
PROPERTY

G.W. TATRO  
CONSTRUCTION, INC.

Town of Jericho, Vermont

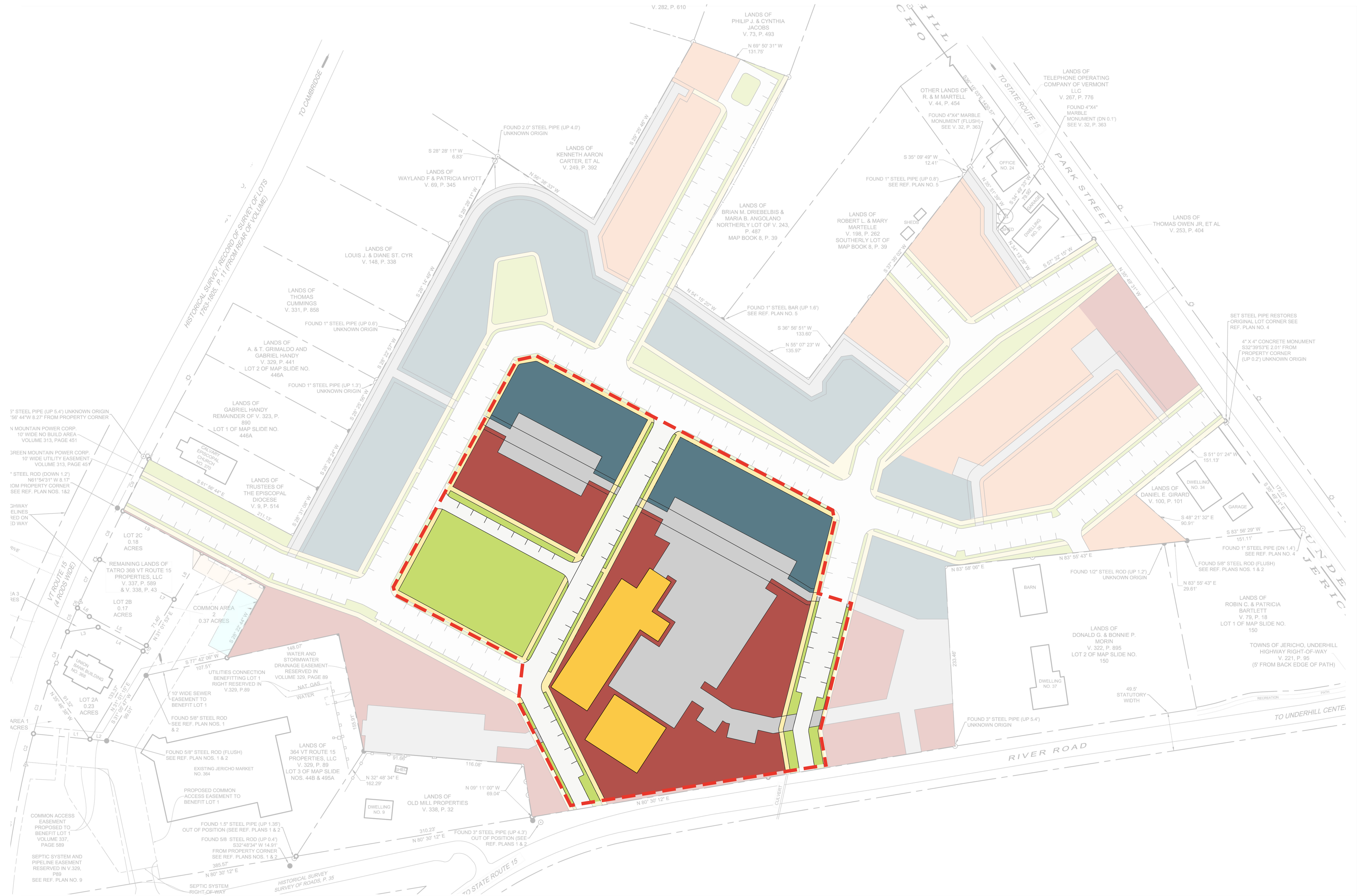
Sketch Plan Review  
Submittal



Designed:	TPUDC
Drawn:	TPUDC
Scale:	1" = 50'
Date:	October 5, 2020

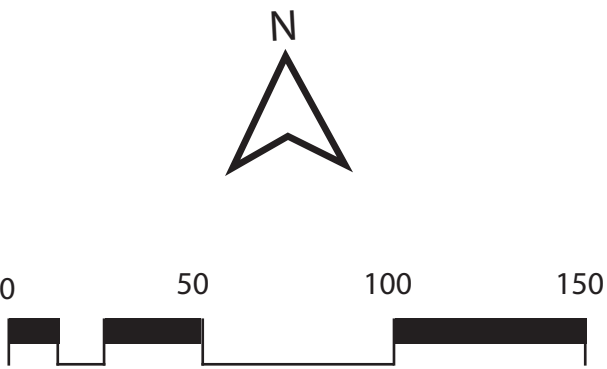
CONCEPT PLAN:  
PHASE ONE

3



LEGEND:

- |  |  |  |                  |                        |
|--|--|--|------------------|------------------------|
|  | Mixed-Use Building   |  | Phase 1 Boundary | * Uses per 13.4.11     |
|  | Mixed Residential (House, Duplex, Rowhouse, Apartment House) |  |                  | 2.0 Residential Uses   |
|  | Existing Buildings   |  |                  | 3.0 Commercial Uses    |
|  | Civic Space  |  |                  | 7.0 Other Subterranean |





## ***REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD***

**DEVELOPMENT REVIEW BOARD HEARING DATE:** October 14, 2020

**REPORT PREPARATION DATE:** October 8, 2020

**APPLICATION TYPE:** Sketch Plan Review

**APPLICANT/OWNER:** GW Tarto

**DESCRIPTION:** The applicant is proposing a sketch review of a master plan phased major subdivision at 366 Vermont Route 15. The property is located in the Village Center and Character Based Zoning Districts

**IDENTIFYING INFORMATION:**

**LOCATION:** 366 VT Route 15

**PARCEL NO:** VT366

**TOTAL ACREAGE:** 15.87  
acres

**ZONING DISTRICT(S):** Village Center and Character Based Zoning Districts

**EXISTING USE:** Vacant structures and land

**PROPOSED USE:** Master plan and phased major subdivision.

**NOTICE OF PUBLIC WARNING/ ABUTTERS:**

Notice of Public Warning published in the Mountain Gazette on: *Not required for Sketch Review*

Notice of Public Warning posted on: *Not required for Sketch Review*

Notice of Public Warning sent to abutters on: *Not required for Sketch Review*

Notice of Public Warning sent to the applicants on: *Not required for Sketch Review*

**LOCATION MAP:**



## PROJECT OVERVIEW

*The applicant is proposing a master plan phased major subdivision multi use development for this parcel over a number of years and multi reviews.. The Sketch review will provide an overall concept for the parcel then narrow the focus to a smaller area which will be phase 1 of the multi use and structure build out of the site The property is located within the Village Center and character Based Zone.*

## PREVIOUS ACTIVITY

*This parcel is currently not being used and consists of vacant land and structures.*

## DEPARTMENTAL REVIEW AND COMMENTS

*The applicant has provided a descriptive narrative and plans for proposed master plan and phased subdivision.*

*Within the masterplan and phased approach the applicant is proposing a partial street layout and public facilities and services to support the development. The first phase will be fully developed and reviewed if and when the applicant submits a formal preliminary application. For future submissions the applicant should contact the appropriate Town Advisory Committees. If the applicant pursues this request beyond sketch review, they will be subject to the appropriate sections and Overlay reviews of the Jericho Land Use and Development Regulations.*

*Below is the proposed site master plan*



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*The proposed phased plans Staff was not able to copy and provide within the staff notes so the DRB should go to the Town's web site to review the proposed phase 1 plan ( red dashed line depicts the phase on boundaries). This plan layout a roadway system as well as a green/park space to be incorporated in this phase*

*State approvals will be required for this proposal and should follow the phasing applications.*

**10.8.2. Sketch Plan Review:** Applicants are encouraged to participate in a Sketch Plan Review, which is an informal public hearing with the Development Review Board to explore options in a preliminary manner with minimal expense involved. Sketch Plan Review provides the applicant an opportunity to consult early with the Development Review Board prior to expending time and resources on detailed engineering plans. No formal decision is taken at this time, and no specific data is required for this review. Conceptual plans, layouts, and elevations may be discussed. The Development Review Board may make recommendations for modifications or changes in subsequent submissions, or requests for additional studies or supporting documentation. If an applicant elects not to participate in Sketch Plan Review, he or she shall indicate so on the application form.

*This application is a sketch review. So a detailed application will need to be developed for future submissions. The applicant will need to develop and address the following section of the Land Use & Development Regulations, section 4; sections 10.9. 10.10. 10.12, sections 11 and section 13 in future submission*

**STAFF RECOMMENDATION:**

**This is sketch review, so no formal decision is required.**