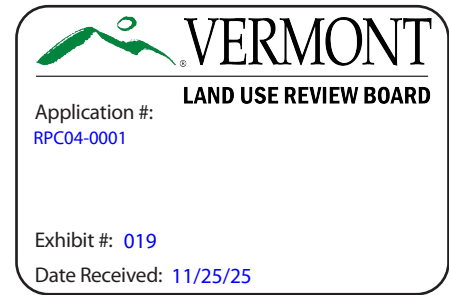




**Town of Jericho**  
**Office of Planning and Zoning**  
Chris Shaheen, Town Planner



**To:** Janet Hurley, LURB Chair  
**From:** Susan Bresee, Chair, Jericho Planning Commission  
**Re:** 2026 ECOS Plan – Chittenden County Regional Planning Commission  
**Date:** November 2025

I am writing on behalf of the Jericho Planning Commission to express support for the 2026 ECOS Plan submitted to the Vermont Land Use Review Board by the Chittenden County Regional Planning Commission (CCRPC). In particular, we support the updated Future Land Use Map (FLUM) prepared in response to Act 181. Jericho’s Planning Commission worked closely with CCRPC as it developed the FLUM for Jericho. The map will have serious implications for the town as we pursue Act 250 Tier 1B designation, take advantage of incentive programs targeted at Village Centers and Village Areas, and update our Town Plan in 2031. Jericho’s Selectboard has been kept updated on this work and, at its June 12, 2025, meeting, submitted the Town’s formal request to CCRPC for Tier 1B designation to extend Act 250 exemptions to our Village Centers and Village Areas. For these and other reasons, we greatly appreciate the collaborative working relationship Jericho and CCRPC maintained throughout this process.

CCRPC first approached our Town Planner in late 2024 to update the FLUM, including outlining a collaborative process and developing an outreach strategy. They presented an overview of their strategy during our January 21, 2025, meeting, after which we convened a small working group with Planning Commissioners and town staff. Our working group met with CCRPC staff in February, March, and April, to share our ideas and concerns, hear their thoughts, and collaboratively develop a FLUM for our town that worked for both. We considered our Town Plan goals, the state’s commitment to smart growth principles, and “on the ground” infrastructure and topology, to refine the mapping. The iterative nature of these discussions and multiple meetings resulted in a better outcome that worked for both Jericho and CCRPC. Jericho’s Town Planner was also a member of a regional working group that provided feedback on the methodology for allocating housing targets in Chittenden County, which the Planning Commission also supports.



## Town of Jericho

### Office of Planning and Zoning

Chris Shaheen, Town Planner

The FLUM process resulted in several significant changes to the draft map that are critical to Jericho realizing its vision for the future and achieving our housing targets:

**Extended Jericho Corners Village Area to reflect its historic settlement pattern.**

After our initial request to extend this boundary, CCRPC explained the criteria needed to justify this. Jericho provided documentation showing that historic Jericho Corners included development on the north side of the Browns River, including the site of a commercial sawmill and cluster of homes. Properties in this area are smaller than those further north, with lot sizes similar to those in the village on the south side of the river. Based on this research, CCRPC extended the Village Area designation into this area.

**Extended Village designation to include existing neighborhoods.** After further discussion with Jericho's working group, CCRPC extended the Village Area designation to existing neighborhoods that are relatively compact and north of our Riverside Village Center and east of Jericho Corners Village Center. This designation aligns with the Future Land Use Map in Jericho's Town Plan and includes neighborhoods already served by municipal water. Other efforts from the Town that support housing development in these areas include recent zoning amendments which reduce or eliminate minimum lot sizes, steady progress studying bringing community wastewater to Riverside Village, and continuing to advocate for rural transit to serve these neighborhoods. These efforts, along with a Village Area designation that provides access to state programs supporting infill development, are essential to helping Jericho meet its housing targets.

**Designated transition areas in neighborhoods where Jericho intends to complete additional planning to support new housing.** Jericho and CCRPC jointly agreed on designating two areas as Transition/Infill, consistent with Jericho's Town Plan, which calls for additional planning along VT-15 and another area around Mount Mansfield Union High School. The area along VT-15 is between Jericho Corners and Riverside has not developed into a commercial center as anticipated in the land use regulations. A few years ago, Jericho created a Master Plan which envisions this area as a potential location for compact mixed use, including new residential neighborhoods with small scale multi-family housing, within walking distance of two village centers, and near



## Town of Jericho

### Office of Planning and Zoning

Chris Shaheen, Town Planner

municipal infrastructure. The area around the high school has been targeted for additional planning with the goal of clustering housing around public schools, which are ideally suited to be the center of compact residential neighborhoods. These mapped transition areas bring the Town Plan and the regional ECOS Plan into alignment and are important for helping Jericho meet its future housing needs.

The resulting Future Land Use Map advances regional housing and land use goals while respecting Jericho's local context, planning principles, and long-term vision. We encourage its approval and look forward to continuing our partnership as we work toward a more resilient, equitable, and well-planned future for our community and the broader region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan Bresee", with a long horizontal flourish extending to the right.

Susan Bresee, Chair  
Jericho Planning Commission

Cc: Charlie Baker, Executive Director, CCRPC  
Erik Johnson, Chair, Jericho Selectboard