



Town of Essex

Planning Commission

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Public Hearing / Regular Meeting - **AMENDED**
Agenda

Thursday, December 8, 2022 – 6:00 PM
81 Main St., Essex Junction, VT 05452

This meeting will be in person and online. Available options to watch or join the meeting:

- **ZOOM LINK:** Zoom Meeting ID: 923 7777 6158 | Passcode: 426269 or
<https://us06web.zoom.us/j/92377776158?pwd=VmphakhKSUtiVU8xOUc0VEExGUVlZz09>
- **CALL:** (audio only, toll free): 1 (888) 788-0099 | Meeting ID: 923 7777 6158 # | Passcode: 426269
- **PUBLIC WIFI:** available at the Essex municipal offices, libraries, and hotspots listed

1. Public Comments

2. Sketch Plan: Continued Public Hearing from 9/8/22:

- a. Kenan Heco, **Agent for landowner Alan French**, is proposing a conventional 9-unit residential subdivision located at 60 Colonel Page Road, Tax Map 010/071/000, in the Low Density Residential (R1) Zone.

3. Preliminary Plan - Public Hearing

- a. **Negesse & Juanita Gutema:** Proposal for an 8-unit, 5-lot Planned Unit Development-Residential (PUD-R) on a 37.8-acre parcel located at 137 Towers Road in the Agricultural-Residential (AR) & Low Density Residential (R1) zones. Tax Map 14, Parcel 39-11.

4. Minutes

- a. November 10, 2022

5. Other Business

- a. **Brief Discussion on Bylaw Modernization Grant Project**

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