



Town of Essex

Planning Commission

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Agenda

Thursday, April 13, 2023 – 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. FINAL 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.

3. SKETCH PLAN - PUBLIC HEARING

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

4. FINAL PLAN- PUBLIC HEARING

- a. JMW INVESTMENTS LLC: Proposed 32-unit Planned Unit Development-Residential (PUD-R) located at 87 Pinecrest Drive located in the Medium Density Residential (R2) zone.

5. APPROVAL OF MINUTES

- a. March 23, 2023

6. OTHER BUSINESS

- a. PC work plan

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