



Town of Essex

Planning Commission

Phone: (802) 878-1343

Email: community-development@essex.org

Agenda

Thursday, September 14, 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=VmphakhKSUtiVU8xOUc0VExGUVE1Zz09>
- **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. **CALL TO ORDER**
2. **AGENDA ADDITIONS/CHANGES**
3. **APPROVE AGENDA**
4. **PUBLIC COMMENTS**
5. **PRELIMINARY PLAN - PUBLIC HEARING**
 - a. Kenan Heco, agent for 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) and Scenic Resource Protection Overlay (SRPO) zones.
6. **SITE PLAN AMENDMENT- PUBLIC HEARING**
 - a. Jeff & Dawn Lyon requested a review of a Site Plan for the property at 1 & 5 Kana Lane. The project includes two existing lots totaling 24.1 acres in the center and high-density Residential Zoning Districts. The existing lots will be merged into a single lot in a Business-Design Control Overlay District.
7. **2024 TOWN PLAN REVIEW**
 - a. Town Plan Draft Chapters
 - b. Town Plan Action Items
8. **APPROVAL OF MINUTES**
 - a. August 24, 2023
9. **OTHER BUSINESS**
 - a. Note: All meetings have a potential for an executive and/or deliberative session per 1 V.S.A. §313 & 312 (e)(f).
10. **ADJOURN**

This agenda is available in alternative formats upon request. Meetings of the Planning Commission, like all programs and activities of the Town of Essex, are accessible to people with disabilities. For information on accessibility or this agenda, call the Community Development office at 878-1343.