



Town of Essex
Planning Commission

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Agenda

Thursday, February 8, 2024 – 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. AGENDA ADDITIONS/CHANGES

2. PUBLIC COMMENTS

3. CONSENT AGENDA

- a. Jeremy & Samantha Gerber, 57 Osgood Hill Road, are proposing to subdivide their 9.02-acre lot into two (2) parcels. Lot 1 is proposed at 5.94 acres and Lot 2 is proposed at 3.08 acres. The property is located in the Agricultural/Residential (AR) and Floodplain Overlay (C2) Districts. Parcel ID:2/015/029/001.

4. SKETCH PLAN - PUBLIC HEARING

- a. Alan French is proposing a new conventional 9-lot residential subdivision, with 7 lots served by individual driveways connected to Chapin and Colonel Page Roads and 2 lots served by a shared driveway located at 60 Colonel Page Road, Parcel ID 2-010-071-000, located in the Low Density Residential (R1) Zone and Scenic Resource Preservation Overlay (SRPO) District.

5. PRELIMINARY PLAN - PUBLIC HEARING

- a. Pinewood Holdings, LLC, c/o Brian Marcotte, proposed a 33-Unit Planned Unit Development-Residential (PUD-R), consisting of 18 single-family homes on individual lots; 15-triplex units on footprint lots and an approximate 88-acre open space lot for property located at 18 & 30 Timberland Drive (parcel IDs 2-084-001-000 and 2-085-001-001) and consists of 117-acres in the Medium Density Residential (R2) Zone.

6. APPROVAL OF MINUTES

- a. January 25, 2024

7. OTHER BUSINESS

- a. 35 Thompson Drive Extension to Site Plan Approval
- b. Update on Development Review Board (DRB) Transition
- c. All meetings have a potential for an executive and/or deliberative session per 1 V.S.A. §313 & 312 (e)(f).

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