



Town of Essex
Zoning Board of Adjustment

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AGENDA

Tuesday, July 2, 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:

• **JOIN ONLINE:** [Zoom Meeting ID: 853 7870 9951 | Passcode: 708118](#)

• **JOIN CALLING:** (*toll free audio only*): (888) 788-0099 | Meeting ID: 853 7870 9951; Passcode: 708118

This agenda is available in alternative formats upon request

1. **ELECTION OF OFFICERS**
2. **APPROVAL OF MINUTES**
3. **REVIEW AND APPROVAL OF OPERATING PROCEDURES**
4. **VARIANCE - PUBLIC HEARING**
 - a. **Gabe Handy d/b/a Franklin South LLC**, is proposing a variance to reduce the front yard setback from 50' to 16.5' to accommodate a 50'x60' commercial building on an existing non-conforming lot located at 108 Colchester Road in the Mixed-Use Development (MXD) and Floodplain Overlay (C2) Districts. Tax Map 48, Parcel 3.
5. **MINUTES**
 - a. Approve March 7, 2024
6. **OTHER BUSINESS**