



Town of Essex

Planning Commission

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AGENDA

Thursday, July 11, 2024 – 6:30 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: 923 7777 6158 | Passcode: 426269](#)

• **JOIN CALLING:** (*toll free audio only*): (888) 788-0099 | Meeting ID: 923 7777 6158; Passcode: 426269

This agenda is available in alternative formats upon request.

1. **CALL TO ORDER** 6:30 PM
2. **ELECTION OF OFFICERS**
3. **AGENDA ADDITIONS/CHANGES**
4. **APPROVE AGENDA**
5. **PUBLIC TO BE HEARD**
6. **TOWN CENTER SIGN DISCUSSION**
 - a. Peter Edelmann proposed changes to signage template
7. **CONSENT ITEMS**
 - a. Joseph Baker proposes a Final Plan Amendment to shift the approved building envelope due to a large ledge outcrop. The property is located at 33 Hanley Lane, Parcel ID 2-016-005-003, in the Conservation (C1) District.
8. **PRELIMINARY PLAN - PUBLIC HEARING**
 - a. **CONTINUED FROM APRIL 11, 2024 AND MAY 9, 2024** - Alan D. 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 Only (SRPO) District.
 - b. **CONTINUED FROM APRIL 11, 2024** - 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 Timberlane Drive (parcel IDs 2-084-001-000 and 2-085-001-001) and consists of 117-acres in the Medium Density Residential (R2) Zone.
9. **APPROVAL OF MINUTES**
 - a. Approve minutes from June 27, 2024 meeting.
10. **OTHER BUSINESS**
11. **EXECUTIVE AND/OR DELIBERATIVE SESSION**
 - a. All meetings have a potential for an executive and/or deliberative session per 1.V.S.A. § 313 & 312 (e)(f).