



Town of Essex

Planning Commission

Phone: (802) 878-1343

Email: community-development@essex.org

AGENDA

Thursday, July 25, 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. **AGENDA ADDITIONS/CHANGES**
3. **APPROVE AGENDA**
4. **PUBLIC TO BE HEARD**
5. **CONSENT ITEMS**
 - a. James Diehl and Enisa & Refik Bajonjic propose a Boundary Line Adjustment at 265 Browns River Road (2-015-004-000) and 259 Browns River Road (2-015-003-000), in the Agricultural Residential (AR) and Scenic Resource Protection Overlay Districts. Parcel 1 owned by James Diehl will convey 1.23 acres to parcel 2 owed by Enisa and Refik Bahunjic. Parcel 1 will decrease in size from 30.00 acres to 28.77 acres. Parcel 2 will increase in size from 0.88 acres to 2.11 acres.
 - b. James Diehl proposes a Simple Parceling of an existing 31.77 acre (after 1.23 acre boundary adjustment) parcel located at 265 Browns River Road (Parcel ID 2-015-004-000), in the Agricultural Residential (AR) and Scenic Resource Protection Overlay Districts. The parcel will be subdivided into 2 lots. Proposed lot 1 will total 27.08 acres and proposed lot 2 will total 4.68 acres. Proposed lot 2 will be the site of a new single family residence with a shared drive extending off the existing curb cut serving the existing house on proposed lot 1. No new structures are proposed on Proposed lot 1 at this time.
6. **PRESENTATION AND DISCUSSION**
 - a. Chittenden County Regional Planning Commission regarding the Bylaw Modernization Grant.
7. **PRELIMINARY PLAN - PUBLIC HEARING**
 - a. **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.
8. **APPROVAL OF MINUTES**
 - a. Approve minutes from July 11, 2024 meeting.
9. **OTHER BUSINESS**
10. **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).