



Town of Essex

Planning Commission

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AGENDA

Thursday, August 8, 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. **SITE PLAN - PUBLIC HEARING**
 - a. **Franklin South, LLC** is requesting a site plan review of a proposed 50'x60' commercial building. The property is located at 108 Colchester Rd, Parcel ID 2-048-003-000, located in the Mixed Use Development (MXD) District.
6. **DISCUSSION**
 - a. State of VT request to amend Zoning Regulation, Section 4.14(C)(2) 'Public Facilities' to include other locations.
7. **APPROVAL OF MINUTES**
 - a. Approve July 25, 2024 minutes.
8. **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).