



Town of Essex

Planning Commission

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AGENDA

Thursday, September 12, 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. Application of DiStefano Landscaping - A proposed site plan amendment to construct a +/- 4,800 square foot single story commercial building located at 302 Colchester Road (Parcel ID #2-076-020-000) in the Industrial (I) District.
6. **SKETCH PLAN - PUBLIC HEARING**
 - a. Application of Sterling Homes - Sketch application of a 28-lot subdivision, including 26 lots with new single-family homes, 1 condominium lot with 4 duplexes (8 living units) and 15.44 acres open/common land, located at 53 Center Road (accessed off of Saybrook Road) (Parcel ID #2-087-001-000) in the Medium Density Residential (R2) District.
 - b. **Continued from May 9, 2024** - Application of Eurowest Retail Partners, LTD - Sketch plan review of a proposed 170 residential units, comprised in 4 buildings at "The Essex Experience". The property is located at 21 Essex Way, Parcel ID 2-092-001-001, located in the Mixed Use Development - Planned Unit Development (MXD-PUD) and Business-Design Control Overlay (B-DC) Districts.
7. **ENERGY COMMITTEE PRESENTATION**
8. **UNDERSTANDING ZONING AMENDMENT PROCESS TO ACCOMODATE WOMEN'S CORRECTIONAL AND RE-ENTRY FACILITY**
9. **APPROVAL OF MINUTES**
 - a. Approve minutes from August 22, 2024 meeting.
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).
11. **READING FILE**
 - a. Letter from Vermont Gas Systems