



Town of Essex

Planning Commission

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AGENDA

Thursday, October 10, 2024 – 6:30 PM
81 Main St., Essex Junction, VT 05452

This meeting will be in person and online. This agenda is available in alternative formats upon request.

- **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
- **WATCH:** Recorded meetings may be viewed on [Town Meeting TV](#) and [Town of Essex](#) Channels

- 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 Jeffrey & Estelle LeClair - Simple parcel subdivision at 120 Towers Rd, Parcel ID 2-010-056-006, located in the Low Density Residential (R1) and Scenic Resource Protection Overlay (SRPO) Districts. The proposed project will create a 2-lot subdivision with lot 1 having 11.82 acres and including the present LeClair residence. Lot 2 will be 4.02 acres and is planned for a new single-family dwelling and accessory dwelling unit.
- 6. PRESENTATION**
 - a. Presentation from staff on bicycle and pedestrian facility design standards
- 7. APPROVAL OF MINUTES**
 - a. Approve minutes from September 26, 2024 meeting.
- 8. OTHER BUSINESS**
- 9. 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).