



Town of Essex

Planning Commission

Phone: (802) 878-1343

Email: community-development@essex.org

AGENDA

Thursday, November 14, 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. PRESENTATION**
 - a. Susie Wilson Road Corridor Scoping Preferred Alternatives
- 6. SKETCH PLAN - PUBLIC HEARING**
 - a. Kenan Heco is proposing a 4-lot minor subdivision located at 9 Colonel Page Road, Parcel ID 2-014-036-000, located in the Agricultural Residential (AR), Floodplain Overlay (C2) and Scenic Resource Protection Overlay (SROP) Districts. The proposed 4-lot subdivision consists of Lot 1 with the existing house and barns (7.76 acres); Lot 2 for a proposed single household dwelling (3.03 acres); Lot 3 for a proposed single household dwelling (4.13 acres) and Lot 4 not presently for development (45.4 acres).
- 7. PRELIMINARY PLAN - PUBLIC HEARING**
 - a. CONTINUED FROM JULY 25, 2024 - Pinewood Manor, Inc. is proposing a 32-Unit Planned Unit Development-Residential (PUD-R), consisting of 17 single-family homes on individual lots; 15 triplex units on footprint lots and an approximate 88-acre open space lot for the property located at 18 & 30 Timberlane Drive (Parcel ID 2-084-001-000 and 2-085-001-001) and consists of 117-acres in the Medium Density Residential (R2) District.
- 8. INTERNAL DISCUSSION - STATE OF VERMONT CORRECTIONAL FACILITY ZONING AMENDMENT REQUEST**
- 9. APPROVAL OF MINUTES**
 - a. Approve minutes from October 10, 2024 and October 24, 2024.
- 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. Comments from the public regarding the State of Vermont Women's Correctional Facility
- 12. ADJOURN**