



Town of Essex

Planning Commission

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AGENDA

Thursday, December 12, 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. **SKETCH PLAN - PUBLIC HEARING**
 - a. CONTINUED FROM SEPTEMBER 12, 2024 - Sterling Homes - Sketch application of a 28-lot subdivision including 26 lots with new single-family homes, 1 condominium 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.
6. **PRELIMINARY PLAN - PUBLIC HEARING**
 - a. ~~**APPLICATION WITHDRAWN** - CONTINUED FROM SEPTEMBER 26, 2024 - Allen Brook Development - Preliminary review of a 6-lot subdivision of Parcel B within the Saxon Hill Industrial Park. Access will be provided via a new 30' wide curbed road off River Road (currently Kimo Drive). The property is located at 75 Thompson Drive, Parcel ID 2-072-008-000, located in the Industrial (I) Zone.~~
7. **OTHER BUSINESS**
8. **APPROVAL OF MINUTES**
 - a. Approve minutes from the November 14, 2024 meeting.
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).
10. **READING FILE**
 - a. Town of Jericho Bylaw Amendment Notice