



Town of Essex

Development Review Board

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AGENDA

Thursday, March 6, 2025 – 6:30 PM
81 Main St., Essex Junction, VT 05452



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

- **JOIN ONLINE:** [Zoom Meeting ID: 821 7131 4999 | Passcode: 754119](#)
- **JOIN CALLING:** (*toll free audio only*): (888) 788-0099
- **WATCH:** Recorded meetings may be viewed on [Town Meeting TV](#) and [Town of Essex](#) Channels.
- **SCAN** the code on the left for the Zoom meeting link.

1. CALL TO ORDER

6:30 PM

2. AGENDA ADDITIONS/CHANGES

3. APPROVE AGENDA

4. PUBLIC TO BE HEARD

5. CONSENT ITEMS

- a. **Boundary Line Adjustment - Scott Lee, Pam Schirner and SH-2, LLC** - Boundary Line Adjustment between 247 and 251 River Road (Parcel ID 2-033-017-000 and 2-026-009-000) located in the Agricultural Residential (AR) and Industrial (I1) Districts. The proposed adjustment exchanges 0.82 acres from 251 River Road, owned by SH-2, LLC, with 2.53 acres from 247 River Road, owned by Pam Schirner.

6. PUBLIC HEARING

- a. **Final Minor Subdivision - Kenan Heco** - Final review of 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 (O2) and Scenic Resource Protection Overlay (SRPO) 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).
- b. **Final Subdivision - Allen Brook Development** - Final review of a 5-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 Resource Preservation District-Industrial (PRD-I), Industrial (I) and Conservation (C1) Districts.

7. APPROVAL OF MINUTES

- a. Approve minutes from January 16, 2025 and February 6, 2025 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).

10. READING FILE

- a. Letter from DRB Member regarding 132 Thompson Drive

11. ADJOURN