



Town of Essex

Development Review Board

Phone: (802) 878-1343

Email: community-development@essex.org

AGENDA

Thursday, April 3, 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. PUBLIC HEARING

- a. **CONTINUED FROM MARCH 6, 2025 - 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).

6. CONCEPTUAL DISCUSSION

- a. **Dousevicz Inc.** - Conceptual discussion of a project at 21 Upper Main Street (Parcel ID 2-090-001-000) located in the Mixed Use-Planned Unit Development (MU-PUD) and the Business-Design Control (BDC) Overlay Districts to construct two 4-plex residential buildings (8 units).

7. APPROVAL OF MINUTES

- a. Approve minutes from January 16, 2025, March 6, 2025 and March 20, 2025 meetings.

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. Letters from the public on 637 Kimo Drive application

11. ADJOURN