



Town of Essex

Development Review Board

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AGENDA

Thursday, May 1, 2025 – 6:30 PM

Essex High School Cafeteria, 2 Educational
Drive, 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. **Simple Parcel Subdivision - John A. and Meredith A. McClellan** - Application for the proposed subdivision of the existing parcel at 56 Tanglewood Dr (Parcel ID 2-044-059-002) located in the Medium Density Residential (R2) District. This proposal seeks to divide the current 4.21 acre parcel into two lots. Lot 1 will be 3.21 acres and contain the existing single-family residence. Lot 2 will be 1.00 acre for future residential development.
6. **PUBLIC HEARING**
 - a. **CONTINUED FROM MARCH 20, 2025 - Site Plan - Scannell Properties, LLC** - Site plan application for the proposed construction of an approximately 107,000 square foot distribution facility with associated parking located at 637 Kimo Drive (FKA Saxon Hill Industrial Park, Parcel B, Lot 13) Parcel ID 2-074-004-013 in the Resource Preservation District-Industrial (RPD). Included in the application is a waiver request for the RPD-I 50' buffer (ZR Table 2.14(9)(c)).
7. **OTHER BUSINESS**
8. **APPROVAL OF MINUTES**
 - a. Approve minutes from April 3, 2025 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. **ADJOURN**