



Town of Essex

Development Review Board

Phone: (802) 878-1343

Email: community-development@essex.org

AGENDA

Thursday, July 17, 2025 – 6:30 PM
Essex High School Auditorium, 2
Educational Dr, Essex Jct.



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. **ELECTION OF OFFICERS**
3. **AGENDA ADDITIONS/CHANGES**
4. **APPROVE AGENDA**
5. **BUSINESS ITEMS**
 - a. **APPLICATION WITHDRAWN** – ~~Consider amending or rescinding all or part of approval for 56 Tanglewood Drive.~~
6. **PUBLIC HEARING**
 - a. **CONTINUED FROM JUNE 26, 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-I). Included in the application is a waiver request for the RPD-I 50' buffer (ZR Table 2.14(9)(c)).
 - b. **RESCHEDULED TO JULY 31, 2025** – ~~Prelim Subdivision – John and Carolyn Leo are proposing an 8-lot commercial subdivision located at 15 Leo Drive (Parcel ID 2-008-004-203) in the Industrial (I1) and Scenic Resources Protection Overlay (SRPO) Districts.~~
7. **OTHER BUSINESS**
8. **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).
9. **ADJOURN**