



Town of Essex

Development Review Board

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AGENDA

Thursday, July 31, 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 AGENDA**
 - a. **Boundary Adjustment** - Towers Trust and Sally Fleury Trust are proposing a boundary adjustment between 79 Fleury Road (Parcel ID 2-058-001-006) and 85 Fleury Road (Parcel ID 2-058-001-003) located in the Center (CTR) District. 79 Fleury Road will convey 1.42 acres to 85 Fleury Road. 79 Fleury Road will decrease in size from 8.73 acres to .31 acres. 85 Fleury Road will increase in size from 0.74 acres to 2.16 acres.
6. **PUBLIC HEARING**
 - a. **Preliminary 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.
 - b. **Sketch** - 68 Pinecrest Drive LLC is proposing a Planned Unit Development - Residential (PUD-R) located at 68 Pinecrest Drive (Parcel ID 2-048-014-000) in the Medium Density Residential (R2) District. Proposal one is to construct 9 residential units (7 single family and 1 duplex (2 units)). Proposal two is to construct 18 residential units (7 duplexes (14 units) and converting the existing funeral service building into a 4-plex (4 units)).
7. **OTHER BUSINESS**
8. **APPROVAL OF MINUTES**
 - a. Approve minutes from July 17, 2025, June 26, 2025, June 5, 2025, May 29, 2025 and April 3, 2025.
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
11. **ADJOURN**