



Town of Essex

Development Review Board

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AGENDA

Thursday, August 21, 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**
 - a. Comments from the public on the Consent items and items not on Agenda
5. **BUSINESS ITEMS**
 - a. Review DRB Rules of Procedure and Conflict of Interest Policy
 - b. Check-in of DRB operational status
6. **APPROVAL OF MINUTES**
 - a. Approve minutes from August 7, 2025, July 31, 2025, July 17, 2025, June 26, 2025, June 5, 2025, May 29, 2025 and April 3, 2025.
7. **PUBLIC HEARING**
 - a. **Site Plan** - Why Not, LLC is proposing the redevelopment of the existing clubhouse for the Links at Lang Farm Golf Course located at 127 Stinson Drive (Parcel ID 2-091-010-000) located in the Mixed Use Development-Planned Unit Development (MXD-PUD) District. The proposed building is approximately 3,600 square feet and will operate as the pro shop and restaurant.
8. **CONCEPTUAL DISCUSSION**
 - a. Shenk Enterprises, LLC is proposing to construct a 41,250 square foot warehouse use building and associated parking on the southern end of the parcel located at 55 Thompson Drive (Parcel ID 2-072-011-000) in the Resource Preservation District-Industrial (RPD-I) District. The applicant will ask request a waiver of the 50' front yard buffer to efficiently grade the parcel.
 - b. A&C Realty is requesting a conceptual discussion prior to submitting a site plan for Phase III of the Greystone Industrial Park located at 123 Old Colchester Road (Parcel ID 2-095-001-001) in the Industrial (I1) and Agricultural Residential (AR) Districts. Phase III will consist of 3 proposed warehouse buildings and pump station.
9. **OTHER BUSINESS**
10. **PROPOSED 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).
11. **READING FILE**
 - a. Letter from resident
12. **ADJOURN**