



Town of Essex

Development Review Board

Phone: (802) 878-1343

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AGENDA

Thursday, September 4, 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. **APPROVAL OF MINUTES**
 - a. Approve minutes from May 29, 2025, July 17, 2025, July 31, 2025 and August 21, 2025 meeting
6. **PUBLIC HEARING**
 - a. **Preliminary/Final Review Minor Subdivision and Site Plan Amendment** - Ely Family LLC is proposing a minor subdivision for footprint lots associated with a proposed duplex and existing commercial building located at 45 River Road (parcel ID 2-024-006-001) located in the Mixed Use Development (MXD) District. The site plan amendment proposed to construct an 18'x55' addition to the existing River Road Beverage & Redemption Center in the rear of the building.
 - b. **This application has been removed and will be rescheduled/warned for a future DRB meeting.**
~~**Final PUD Plan Amendment** – Leclerc Woods, LLC is proposing four additional units to be added to the Kodiak Lane PUD, which was approved in May 2022 for eight units. The property is located at 1 Leclerc Woods (Parcel ID 2-072-001-017) in the Agricultural Residential (AR) District.~~
7. **OTHER BUSINESS**
8. **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).
9. **ADJOURN**