

**TOWN OF ESSEX
DEVELOPMENT REVIEW BOARD
MINUTES
MAY 1, 2025**

FULL MEETING RECORDING CAN BE VIEWED AT:

<https://www.youtube.com/watch?v=UpXzfg4jwJc&list=PL6J-DqAq2zEMJgai7p2exGadu3SRosNS3&index=9>

**Note: This meeting was held on Zoom and at Essex Jct. High School Cafeteria
Essex, VT.**

DEVELOPMENT REVIEW BOARD (DRB) PRESENT IN ROOM: Ian Carroll, Chair; Sharon Zukowski, Vice-Chair; Stephanie Bixby, Clerk; Hubert Norton; Nick Martin; Dustin Bruso and Trefor Williams.

DRB ABSENT: None

OTHERS PRESENT IN ROOM: Katherine Sonnick, Community Development Director; Kent Johnson, Planner; Sharon Kelley, Zoning Administrator; Brian Stevenson; Kaylee Mumford, Linda Merchant; Andrea VanLiew; Robert Lanancette; John McClellan; Meredith McClellan; Jeffrey Kershner; Sam Crowell; Chelsey Schamroth; Anne Miller; Margaret Smith; Steve Down; Ken Signorello; Colleen & David Lee; Betsy Dunn; Anna Shidman; Chuck Vile; Alexis Dubef; Gretchen Owens; Lorraine Zaloom; David Skopin; Gina Barrett; Mike & Cla?? Wolfgang; Abigail Pilz; Rev. Jeff Batuer; Betsy McGravisk; Maris Ariella; Cheryl Van Epps; Jen Miller; Joanna Grossman; Renee Reiner; Sharon Leach; Julie Wolfgang; Lily Kellogg; Samuel Spicer; Brian Clifford; Kenzie Hines; Jackie Lawler; Lena Greenberg; Katie DeSanto; Nicolteet Baron; Lillian Davis; Jessica Fay and Community T.V.

OTHERS VIRTUALLY: Lois Whitmore; Mobile Phone 754119; GH; HG; Destinee Pierce; Sharon Illenye; Bartbechard; Nan Kolok; Barbara; Liz De Angelis; ABC News; Ella; Jill; Ella Tabone; Harris G (HG); barbechard; Jill; Destinee Pierce; ABC22 News; Nan Kolok; Liz DeAngels; Jane Halsted; Karen; Nick Ovitt; Lynette Reep; Mike Allen; J. Morris; Taylor Wagner; iPhone (4); Kevin Collins; Thomas Titus; bcurrier; Annie; John-Henry Trudeau; Jessie Heiser; Chris Yandell; Annie; Peter Thomas; Elizabeth Minadeo; Judith Strek; Jackie; Annie Davis; Dawn Hill-Fleury; Ella; Ella Tabone; Brittany C.; L Whitmore; Annie Davis; Matt; just; Elizabeth Minadeo; Krista Jones; Brendan Witherell; A; Jordan Mitchell; cell phone; 1.86E+10; Taylor Wagner; Jordan Mitchell-she; Rev Baker; Olivia; Carolyn Lewis; Harris G; Dave; and Carolyn Lewis.

AGENDA ITEM 1: CALL TO ORDER: Chairman Carroll called the meeting to order at 6:30 p.m., and stated the meeting is a quasi-judicial process and explained that it is similar to how a court hears a case.

AGENDA ITEM 2. ADDITIONS/ CHANGES: None.

Approved

AGENDA ITEM 3: APPROVE AGENDA: DRB Member Bruso Moved and DRB Williams Seconded a Motion to approve the Agenda as warned. The MOTION passed 7-0.

AGENDA ITEM 4: PUBLIC TO BE HEARD: Chairman Carroll stated that now was the time for the public to provide comments on the Consent Agenda item.

Betsy Dunn, 2 Cindy Lane, Essex, VT, stated that Birchwood does not have 2 ways out of the development and expressed her opinion that this item should not be approved.

AGENDA ITEM 5: CONSENT AGENDA: 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.

The DRB moved to pull this item off the consent agenda due to the need for a waiver.

Sharon Kelley, Z.A., was present to speak on this application as staff. Jeff Kershner was present and represented the applicant.

Board Member Bruso stated that the Birchwood Development had over 50 homes and would need a second access. A discussion started, however Zoom participants were unable to hear the audio. After a lengthy attempt to get the audio to work, it was unsuccessful. Due to technical difficulties with the sound system via Zoom, the meeting was cancelled, and both the Tanglewood Drive and the Kimo Drive applications will be rescheduled at a future date.

The meeting adjourned at 7:30 p.m.

DEVELOPMENT REVIEW BOARD

By: _____

Ian Carroll, Chair

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