



Town of Essex

Development Review Board

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AGENDA

Thursday, October 2, 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 Consent items and items not on the Agenda.

5. APPROVAL OF MINUTES

- a. Approve minutes from September 18, 2025 meeting

6. CONSENT AGENDA/PUBLIC HEARING

- a. **Site Plan Amendment** - The State of Vermont is proposing a 372 square foot main building addition to River Valley Therapeutic Residence located at 260 Woodside Dr (Parcel ID #2-005-003-001) located in the Open Recreation (O1) District. The proposed addition will not result in any new beds at the facility nor does the applicant anticipate an increase in employees.
- b. **Site Plan Amendment** - The Essex Resort is proposing an 8 foot wide path on the southern portion of the parcels located at 70 & 74 Essex Way (Parcel ID #2-093-001-000 and #2-093-001-002) in the Mixed Use Development-Planned Unit Development (MXD-PUD) District. The proposed trail is to be cleared of existing tree cover with no gravel or pavement proposed.

7. PUBLIC HEARING

- a. **CONTINUED FROM AUGUST 21, 2025 - 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.
- b. **Site Plan Amendment** - Cameo Holdings, LLC is proposing a parking lot expansion and related stormwater management upgrades for the existing warehouse located at 3 Bushey Lane (Parcel ID #2-009-003-016) in the Industrial (I1) District.
- c. **TO BE SCHEDULED AT A LATER DATE - Site Plan** - GJC Lyon Associates LLC is proposing a triplex located at 58 Center Road (Parcel ID #2-057-010-000) located in the High Density Residential (R3) and Business-Design-Control Overlay (B-DC) Districts.

8. BUSINESS ITEMS

- a. Discuss and possibly provide feedback to Selectboard on draft Handbook for Board, Committee & Commission Members and their Staff Representatives.

9. OTHER BUSINESS

10. READING FILE

- a. DRB Application Schedule

11. POTENTIAL 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).

12. ADJOURN