



Town of Essex

Development Review Board

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AGENDA

Thursday, October 16, 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. APPROVAL OF MINUTES

- a. Approve minutes from October 2, 2024 meeting.

5. PUBLIC TO BE HEARD

- a. Comments from the public on Consent Agenda and items not on the Agenda.

6. CONSENT AGENDA/PUBLIC HEARING

- a. **Final Site Plan Amendment** - Kana Properties LLC is proposing to add eight (8) additional units to the third floor of the building addition approved in 2023 (PC 2023-15) at 1 Kana Lane (Parcel ID 2-010-074-000) located in the High Density Residential (R3) and the Business-Design Control Overlay (B-DC) Districts. No new site work or exterior building construction is proposed with this application.

7. PUBLIC HEARING

- a. **APPLICATION FURTHER CONTINUED TO DECEMBER 4, 2025 - CONTINUED FROM AUGUST 7, 2025 - Preliminary Plan** - Pinewood Manor Inc. is proposing a Planned Unit Development Residential (PUD-R) located at 18 & 30 Timberlane Drive (Parcel ID 2-084-001-000 & 2-085-001-001) in the Medium Density Residential (R2) District, consisting of 10 single family homes on individual lots. Single family lots are accessed via 20' wide shared private drives.
- b. **APPLICATION WITHDRAWN - CONTINUED FROM AUGUST 7, 2025 - Site Plan and Master Plan Amendment** - Rick Bove is proposing the construction of Buildings G, G1 and H at the Essex Town Center located at 3 & 10 Commonwealth Ave (Parcel ID 2-091-001-301 & 2-091-001-701) and 10 Carmichael Street (Parcel ID 2-091-001-010) on the Mixed Use Development Commercial (MXD-C) and Business-Design Control Overlay (B-DC) Districts. The completion of Carmichael Street as well as the initial work on the Town Green are also proposed. Buildings G and G1 will be comprised of 11 one-bedroom units and 4 two-bedroom units each. Building H will be comprised of 21 one-bedroom units, 9 two-bedroom units and 7,600 square feet of commercial space on the first floor.

8. CONCEPTUAL DISCUSSION

- a. **CONTINUED FROM APRIL 3, 2025 - Dousevicz Inc.** - Conceptual discussion of a project at 21 Upper Main Street (Parcel ID 2-090-001-000) located in the Mixed Use-Planned Unit Development (MU-PUD) and the Business-Design Control (B-DC) Overlay District to construct either two 4-plex residential buildings (8 units total) or one 8-unit residential building and associated parking.

9. OTHER BUSINESS

10. 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).

11. READING FILE

- a. Consent Agenda Item Memo
- b. DRB Application Schedule

12. ADJOURN