



Town of Essex

Development Review Board

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AGENDA

Thursday, November 6, 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. **EXECUTIVE SESSION**
 - a. Discuss pending or probable civil litigation or a prosecution, to which the public body is or may be a party.
5. **PUBLIC TO BE HEARD**
6. **APPROVAL OF MINUTES**
 - a. Approve minutes from October 2, 2025 meeting.
7. **PUBLIC HEARING**
 - a. **APPLICATION WITHDRAWN - CONTINUED FROM AUGUST 7, 2025 - Site Plan and Master Plan Amendment** – Rick Bove is proposing the construction of Buildings G, G1 and H at the Essex Town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.
 - b. **APPLICATION CONTINUED TO JANUARY 15, 2026 - 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.
 - c. **APPLICATION CONTINUED TO JANUARY 15, 2026 - CONTINUED FROM SEPTEMBER 4, 2025 - Preliminary/Final Review** - Ely Family, LLC is requesting a Minor Subdivision and Site Plan Amendment for 45 River Road (Parcel ID 2-024-006-001) located in the Mixed Use Development (MXD) District. The minor subdivision proposes footprint lots associated with the proposed duplex and existing commercial building. The site plan amendment proposed to construct an 18'x55' addition to the River Road Beverage & Redemption building in the rear.
 - d. **APPLICATION RESCHEDULED TO DECEMBER 4, 2025 - 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.
 - e. **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 Districts to construct either two 4-plex residential buildings (8 units total) or one 8-unit residential building and associated parking.
 - f. **Boundary Line Adjustment** - Robert Goodman and Martin and Mary McLaughlin are requesting a boundary line adjustment between 320 and 323 Lost Nation Road (Parcel ID 2-013-017-001 and 2-013-017-000) in the Conservation (C1) District. 320 Lost Nation Road will receive 0.05 acres from 323 Lost Nation Road. 323 Lost nation Road will decrease in size from 54.3 acres to 54.25 acres. 320 Lost Nation Road will increase in size from 59.3 acres to 59.35 acres.
 - g. **Final PUD Plan Amendment** - Leclerc Woods, LLC is proposing four (4) additional units to be added to Kodiak Lane PUD, which was approved by the PC in May 2022 for eight (8) units. The property is located at 1 Leclerc Woods (Parcel ID 2-072-001-017) in the Agricultural Residential (AR) District.
8. **OTHER BUSINESS**
9. **READING FILE**
 - a. DRB Application Schedule
10. **ADJOURN**

