



Town of Essex

Planning Commission & Development Review Board

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AGENDA

Thursday, November 13, 2025 – 6:30 PM
81 Main St., Essex Junction, VT 05452



This meeting will be in person and online. This agenda is available in alternative formats upon request.

- **JOIN ONLINE:** [Zoom Meeting ID: 923 7777 6158 | Passcode: 426269](#)
- **JOIN CALLING:** (*toll free audio only*): (888) 788-0099 | Meeting ID: 923 7777 6158; Passcode: 426269
- **WATCH:** Recorded meetings may be viewed on the [Town of Essex Channel](#).
- **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 items not on the Agenda
5. **APPROVAL OF MINUTES**
 - a. Approve minutes from October 23, 2025 meeting
6. **BUSINESS ITEMS**
 - a. Presentation - Sand Hill Road Truck Traffic Study
 - b. PC and DRB Discussion about Zoning and Subdivision Regulations
7. **OTHER BUSINESS**
8. **POTENTIAL EXECUTIVE SESSION**
 - a. All meetings have a potential for an executive session per 1.V.S.A. § 313.
9. **ADJOURN**