



Town of Essex

Development Review Board

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AGENDA

Thursday, January 15, 2026 – 6:30 PM

81 Main St., Essex Jct., VT 05452

www.essexvt.gov/applications



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 items not on the agenda
5. **APPROVAL OF MINUTES**
 - a. Approve minutes from November 20, 2025 and December 4, 2025 meetings.
6. **PUBLIC HEARING**
 - a. **Site Plan Amendment** - Equitas Life Sciences LLC is proposing to update the existing exterior lighting in the parking area at 5 Oliver Wight Drive (Parcel ID 072-004-002) located in the Resource Preservation District-Industrial. One light fixture will be removed and the remaining four light fixtures will be updated.
 - b. **CONTINUED FROM 8/7/25 - Preliminary Subdivision** - 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. **CONTINUED FROM 9/4/25 - Site Plan Amendment and Preliminary/Final Minor Subdivision** - Ely Family LLC is proposing a minor subdivision for footprint lots associated with a proposed duplex and existing commercial building located at 45 River Road (Parcel ID 2-024-006-001) located in the Mixed Use Development (MXD) District. The site plan amendment proposes to construct an 18'x55' addition to the existing River Road Beverage & Redemption Center in the rear of the building.
 - d. **Site Plan** - Shenk Enterprises and Black Bay Ventures XIV, LLC are proposing a 41,250 square foot warehouse and associated parking at 55 Thompson Drive (Parcel ID 2-072-001-000) located in the Resource Preservation District-Industrial (RPD-I).
7. **OTHER BUSINESS**
8. **PROPOSED 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).
9. **READING FILE**
 - a. Upcoming DRB Application Schedule
10. **ADJOURN**