



Town of Essex

Development Review Board

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AGENDA

Thursday, February 5, 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. **PUBLIC HEARING**
 - a. **Boundary Line Adjustment** - Richard & Nancy Jenny are proposing a boundary line adjustment to convey 8.43 acres from 31 Brigham Hill Lane (Parcel ID 2-017-008-002) to 43 Brigham Hill Lane (Parcel ID 2-017-003-000) located in the Conservation (C1) District. 31 Brigham Hill Lane will decrease in size from 27.77 acres to 19.35 acres. 43 Brigham Hill Lane will increase in size from 110.7 acres to 119.1 acres.
 - b. **Site Plan** - Glenn & Ronalyn Cummings are proposing a 16,100 square foot warehouse building at 22 Corporate Drive (Parcel ID 2-072-003-022) located in the Resource Preservation District-Industrial (RPD-I). This was previously approved in October 2022, but the approval has since expired. Included in the October 2022 approval was a waiver to clear the 50" bugger and replant with streetscape consistent with other parcels on Corporate Drive.
 - c. **Site Plan Amendment** - Essex Resort Holdings LLC is proposing an 8 foot wide natural path, removing two of the existing tennis courts, adding a patio area with hot tubs behind the spa, a landscape berm, green houses and other Zen garden amenities at 70 and 74 Essex Way (Parcel ID 2-093-001-000 and 2-093-001-002) located in the Mixed Use Development-Planned Unit Development (MXD-PUD) District.
 - d. **WITHDRAWN Sketch Plan** - Eurowest Retail Partners, LTD are proposing to add three residential buildings with a maximum of 155 residential units and associated parking at 21 Essex Way (Parcel ID 2-092-002-000) located in the Mixed Use Development-Planned Unit Development (MXD-PUD) District and Retail Business (B1) Subzone.
6. **BUSINESS ITEMS**
 - a. Further discussion and action, if necessary, regarding Operating Procedures.
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. EDC Comments for 21 Essex Way application
 - b. Notice for Boards with link to Handbook
 - c. Meeting Remotely Due to a Storm
10. **ADJOURN**