



Town of Essex

Development Review Board

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AGENDA

Thursday, March 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/or [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 February 19, 2026
5. **PUBLIC TO BE HEARD**
 - a. Comments from the public on items not on the Agenda
6. **PUBLIC HEARING**
 - a. **CONTINUED FROM JANUARY 15, 2026 - Site Plan Amendment and Prelim/Final 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 Used 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.
7. **BUSINESS ITEMS**
 - a. Review and approve DRB Operating Procedures
8. **OTHER BUSINESS**
9. **READING FILE**
 - a. Upcoming DRB applications
10. **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).
11. **ADJOURN**