



Town of Essex

Development Review Board

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AGENDA

Thursday, May 7, 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. **PUBLIC TO BE HEARD**
 - a. Comments from the public on items not on the Agenda
5. **APPROVAL OF MINUTES**
 - a. Approve minutes from April 2, 2025 meeting
6. **PUBLIC HEARING**
 - a. **Site Plan** - Dana Kamencik and David Richards Jr. are proposing a site plan application at 235 River Road (Parcel ID 2-004-010-001) located in the Medium Density Residential (R2) district. The applicant is proposing to demolish the existing four-unit, two-story residential apartments and storage and construct a ten-unit, two-story residential apartment building with associated parking.
 - b. **Conditional Use Amendment** - A&C Realty are proposing to excavate 150,000 cubic yards of ledge and overburden in Greystone Industrial Park at 123 Old Colchester Road (Parcel ID 2-095-001-001) located in the Industrial (I1) and Agricultural Residential (AR) districts. Overburden soil will be reused onsite and blasted ledge will be crushed and moved offsite.
 - c. **Site Plan Amendment** - A&C Realty are proposing a site plan amendment of Greystone Industrial Park at 123 Old Colchester Road (Parcel ID 2-095-001-001) located in the Industrial (I1) and Agricultural Residential (AR) districts. The applicant is proposing the construction of three commercial buildings consisting of Building D (26,250 square feet), Building E (16,250 square feet), and Building F (16,250 square feet).
7. **BUSINESS ITEMS**
 - a. Review and possible vote on DRB Operating Procedures
 - b. Discussion and possible vote on an alternate for DRB
8. **OTHER BUSINESS**
9. **READING FILE**
 - a. Upcoming DRB application schedule
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**