



Town of Essex

Planning Commission

Phone: (802) 878-1343

Email: community-development@essex.org

AGENDA

Thursday, May 14, 2026 – 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. BUSINESS ITEMS**
 - a. Discuss proposed Zoning Changes
 - I. RPD-I Buffer
 - II. Childcare
 - III. Home Act
 - IV. Grammatical changes
 - V. Change of expiration of Site Plan and Conditional Use approval
 - VI. Merging of the Subdivision and Zoning Regulations
 - VII. ETC Next
 - b. Discuss next steps in Zoning Amendment process
- 6. APPROVAL OF MINUTES**
 - a. Approve minutes from April 9, 2026
- 7. OTHER BUSINESS**
- 8. PROPOSED EXECUTIVE SESSION**
 - a. All meetings have a potential for an executive and/or deliberative session per 1.V.S.A. § 313 & 312 (e)(f).
- 9. ADJOURN**