



## Town of Essex

### Development Review Board

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## AGENDA

**Thursday, June 4, 2026 – 6:30 PM**

81 Main St., Essex Jct., VT 05452

[www.essexvt.gov/applications](http://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. **BUSINESS ITEMS**
  - a. Announcement of DRB decision on applications for 235 River Road and 123 Old Colchester Road.
6. **APPROVAL OF MINUTES**
  - a. Approve minutes from May 7, 2026 meeting
7. **PUBLIC HEARING**
  - a. **Site Plan Amendment and Conditional Use** - 1 David Drive LLC is proposing to add three food trucks to the parking lot at 1 David Drive (Parcel ID 2-047-003-000) located in the Retail Business (B1) District.
  - b. **Site Plan Amendment and Conditional Use** - Shane Bissonette is proposing to add one mobile food vendor to the parking lot at 135 Sunderland Way (Parcel ID 2-046-010-000) located in the Retail Business (B1) District.
  - c. **Site Plan Amendment** - Little One's University is proposing to remove three parking spaces and expand the existing playground area to accommodate additional children at the daycare located at 71 Center Road (Parcel ID 2-057-052-000) in the Residential Business (RB) and Business-Design Control Overlay (B-DC) Districts.
  - d. **Minor Site Plan Amendment** - S&R Properties is proposing to add a 30' x 50' addition to the existing planing mill at 82B Jericho Road (Parcel ID 2-008-028-000) located in the Medium Density Residential (R2) and Floodplain Overlay (O2) Districts.
8. **OTHER BUSINESS**
9. **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).
10. **READING FILE**
  - a. DRB Application Schedule
11. **ADJOURN**