



Town of Essex

Development Review Board

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AGENDA

Thursday, July 2, 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. **ELECTION OF OFFICERS**
3. **AGENDA ADDITIONS/CHANGES**
4. **APPROVE AGENDA**
5. **PUBLIC TO BE HEARD**
 - a. Comments from the public on items not on the Agenda
6. **APPROVAL OF MINUTES**
 - a. Approve minutes from June 4, 2026 meeting.
7. **BUSINESS ITEMS**
 - a. Request from 68 Pinecrest Drive LLC for an extension on their sketch approval of a PUD at 68 Pinecrest Drive.
8. **PUBLIC HEARING**
 - a. **CONTINUED FROM APRIL 2, 2026 - Variance** - Laurie and Baktash Nelson are requesting a variance of the side setback of their property located at 152 Old Stage Road (Parcel ID 2-010-063-007) located in the Agricultural Residential (AR) district. The variance request is to accommodate a 24'x14' shed that is 5 feet from the property line. In the AR district, the minimum side setback is 20 feet.
 - b. **Site Plan** - GLC Lyon Associates LLC is proposing to add a residential triplex at 58 Center Road (Parcel ID 2-057-010-000) located in the High Density Residential (R3) and Business-Design Control Overlay (B-DC) districts.
9. **OTHER BUSINESS**
 - a. Review of Board Procedures to be scheduled for August 6, 2026 DRB meeting.
 1. Reviewing ethics policy
 2. Process to review a legal decision
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**