



**CITY OF ESSEX JUNCTION
DEVELOPMENT REVIEW BOARD
PUBLIC HEARING AGENDA**

Online & 6 Lincoln St.
Kolvoord Room at Brownell Library
Essex Junction, VT 05452
Thursday, April 17th, 2025
6:30 PM

E-mail: mgiguere@essexjunction.org

www.essexjunction.org

Phone: 802-878-6944, ext. 1625

This meeting will be held in-person at 6 Lincoln Street in the Kolvoord Room at Brownell Library and remotely. Available options to watch or join the meeting:

- **WATCH:** The meeting will be live-streamed on [Town Meeting TV](#).
- **JOIN ZOOM MEETING:** [Click here to join the meeting](#)
or visit essexjunction.org for meeting connection information
- **JOIN CALLING:** Join via conference call (*audio only*): 1(888) 788-0099 (toll free)
Conference ID: 839 2599 0985 Passcode: 940993
- **PROVIDE FULL NAME:** For minutes, please provide your full name whenever prompted.
- **MUTE YOUR MIC:** When not speaking, please mute your microphone on your computer/phone.

I. Additions or Amendments to Agenda

II. Public to be Heard

III. Minutes for Approval

- a. March 20th, 2025

IV. Public Hearing

- Final plat review for a three-lot subdivision for one residential lot and two lots for future development; road connection of Taft Street to Meadow Terrace in the R1 District by Center for Technology Essex, owners.
- Final site plan review to add three dwelling units to an existing three-story mixed-use building with two dwelling units and commercial space at 34 Park Street in the Village Center District by Park Street Ventures, LLC, owner.
- Site plan review for a pocket park at 1 Main Street by the City of Essex Junction, owner.
- Variance application requesting relief from the 6-foot height requirement for a fence to construct a stockade fence 7' – 7' 6" at the rear property line at 120 Main Street in the R1 District by Chris Vaughn, owner.

V. Other Development Review Board Items

VI. Adjournment

Members of the public are encouraged to speak during the Public-To-Be-Heard agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item. Public comments are limited to a three minute rule unless waived by the Development Review Board Chair.

This meeting will be held in the Kolvoord Room of the Brownell Library at 6 Lincoln Street, Essex Junction, VT, 05452, and on Zoom at the link above. Reasonable accommodation will be provided upon request to the City to assure that City meetings are accessible to all individuals regardless of disability.

Plan documents will be available at www.essexjunction.org/DRB five days prior to the meeting. For more information, please contact the Community Development Department from 8 am – 4:30 pm at 802-878-6944.