



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

Online & 6 Lincoln St.
Kolvoord Room at Brownell Library
Essex Junction, VT 05452
Thursday, August 21st, 2025
6:30 PM

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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. July 17th, 2025

IV. Public Hearing

- a. **CONTINUED FROM JULY 17, 2025** - Design review for the construction of a new single-family home at 40 Maple Street in the Residential 2 (R2) district by Ron Bushey, owner.
- b. Conditional use review for the addition of an exterior propane gas pump for Tractor Supply Company at 70 Pearl Street in the Transit Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Shawn Handy c/o Handy's Hotel & Rentals LLC, owner.
- c. Site plan and design review for Tractor Supply Company at 70 Pearl Street in the Transit Oriented Development (TOD) district by Cathy West, Parkway C&A, LP and Brandon Kubik c/o Pulley Studios, Inc. on behalf of Shawn Handy c/o Handy's Hotel & Rentals LLC, owner. Included in the application is a waiver request of the TOD district standards (LDC Section 608).

V. Other Development Review Board Items

- a. Status update on Spark Hotel at 92-100 Pearl

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.