



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

Online & 2 Lincoln Street  
Essex Junction, VT 05452  
Wednesday, June 3<sup>rd</sup>, 2026  
6:30 PM

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Phone: 802-878-6944, ext. 1607

***This meeting will be held in-person at 2 Lincoln Street 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](http://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. May 21<sup>st</sup>, 2026

**IV. Public Hearing**

- a. Continued Conceptual review for Planned Residential Development with three (3) duplexes and eight (8) single family homes at 60 Old Colchester Road in the R1 District by Sterling Homes Properties, LLC, agent for Louis C. Kalanges, owner.
- b. Final Site Plan to construct a 4-story building with 39 residential units and parking at 8 Railroad Street in the VC District, by Franklin South, LLC, owner. No changes proposed from previously approved plans (SP# 6.2023.1, approved May 13, 2024).
- c. Major Site Plan amendment to relocate curb cut to avoid an existing utility pole and construct 39 studio apartments with parking at 227-229 Pearl Street and in the MF/MU1 District, by Handy's Hotels & Rental, LLC, owner. No other changes proposed from previous approved plans (SP#2.2024.1, approved June 26, 2024).

**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 at 2 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](http://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.