

**CITY OF ESSEX JUNCTION  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
JANUARY 12, 2023  
APPROVED FEBRUARY 16, 2023**

**MEMBERS PRESENT:** John Alden, Chair; Robert Mount, Vice Chair; Cristin Gildea (via Zoom), Maggie Massey, Dylan Zwicky (via Zoom).

**MEMBERS ABSENT:** None.

**ADMINISTRATION:** Regina Mahony, City Manager

**OTHERS PRESENT:** Adrian Lanza, Malachi Brennan (via Zoom), and Gene White (via Zoom). Lanza and White present prior to deliberative session only.

**1. CALL TO ORDER**

Mr. Alden called the meeting to order at 6:34 PM.

**2. ADDITIONS OR AMENDMENTS TO AGENDA**

No additions or amendments.

**3. PUBLIC TO BE HEARD**

None.

**4. MINUTES**

A. Regular Meeting – December 15, 2022

**MOTION by ROBERT MOUNT, SECOND by MAGGIE MASSEY, to table the minutes. The motion passed 5-0.**

**5. DELIBERATIVE SESSION**

A. Continued Deliberative Session for the Appeal of Administrative Officer's decision to deny a Home Occupation permit for the cultivation of cannabis at 5 Shawn's Way in the R-1 District, by Adrian Lanza, Passionfruit Farms, LLC, owner.

The DRB members and Regina Mahony entered deliberative session.

**MOTION by MAGGIE MASSEY, SECOND by ROBERT MOUNT, to leave deliberative session. The motion passed 5-0.**

***RETURNED TO THE MINUTES:* MOTION by ROBERT MOUNT, SECOND by DYLAN ZWICKY, to approve the December 15, 2022 minutes. The motion passed 5-0.**

**MOTION by ROBERT MOUNT, SECOND by DYLAN ZWICKY, to overturn the Zoning Administrator's denial and approve the Home Occupation permit for the cultivation of cannabis at 5 Shawn's Way in the R-1 District, by Adrian Lanza, Passionfruit Farms, LLC, owner. The motion passed 5-0.**

## **6. OTHER DEVELOPMENT REVIEW BOARD ITEMS**

Mr. Alden provided the DRB with updates from the CCRPC Planning Advisory Committee meeting held on January 11, 2023:

- January 30<sup>th</sup> CCRPC Regional Housing Convening
- Essentials of Land Use Training on February 24<sup>th</sup> – Ms. Mahony will send this on to the DRB when this comes across her desk
- CCRPC has drafted the Metropolitan Transportation Plan. The 2050 scenario shows a functioning intersection at five corners.
- Housing bills – there are a number of bills that are or will be proposed to increase housing.
- There is a significant amount of federal funding coming down the line.

There was also a general discussion about process improvements and coordination once the new Community Development Director starts: joint meetings with the Planning Commission, trainings, keeping final DRB hearings open until the DRB has all the information they need.

## **7. ADJOURNMENT**

**MOTION by MAGGIE MASSEY, SECOND by ROBERT MOUNT, to adjourn the meeting. The motion passed 5-0.**

The meeting was adjourned at 8:54 PM.

*Minutes prepared by: RMahony*