



CITY OF ESSEX JUNCTION
PLANNING COMMISSION
MEETING AGENDA

Online & 2 Lincoln St.
Essex Junction, VT 05452
Tuesday, March 31th, 2026
6:30 PM

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This meeting will be held in-person at 2 Lincoln St and remotely. To participate remotely:

- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 953 1240 7791; Passcode: 040339

1. **CALL TO ORDER** [6:30 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **PUBLIC TO BE HEARD**
 - a. Comments from Public on Items Not on Agenda
4. **MINUTES**
 - a. March 5th, 2026
5. **BUSINESS ITEMS**
 - a. Discussion and of Phased Implementation of TOD Master Plan Zoning Changes related to Wastewater Capacity Constraints * [6:35 PM]
 - b. Introduction of Draft Form-Based Code Proposal* [6:50 PM]
 - c. Discussion and consideration of First Congregational Church of Essex Junction Zoning Amendment* [8:15 PM]
6. **MEMBERS UPDATES** [8:25 PM]
7. **STAFF UPDATES** [8:27 PM]
8. **ADJOURN**

*attachments included in the packet

Agenda item timestamps are estimates of the starting time of each topic and are subject to change.

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