



**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
MEETING AGENDA**

Online & 6 Lincoln St.
Essex Junction, VT 05452
Thursday, July 10th, 2025
6:30 PM

E-mail: cyuen@essexjunction.org

www.essexjunction.org

Phone: 802-878-6944, ext. 1607

This meeting will be held in-person at the Kolvoord Room at 6 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. **REORGANIZATION** [6:31 PM]
 - a. Election of Chair and Vice Chair
3. **AGENDA ADDITIONS/CHANGES**
4. **PUBLIC TO BE HEARD**
 - a. Comments from Public on Items Not on Agenda
5. **MINUTES**
 - a. June 5th, 2025
6. **BUSINESS ITEMS**
 - a. Introduction of new members of Planning Commission [6:40 PM]
 - b. Update on Municipal Code Chapters 9 and 18 Amendments* [6:50 PM]
 - c. Discussion of Connect the Junction Draft Plan* [6:55 PM]
 - Update on Project Schedule
 - Review of Draft Plan content
 - Public Engagement throughout summer
 - d. Project Updates [7:40 PM]
 - Amtrak Station Renovations*
 - Pearl Street Road Diet
7. **READING FILE**
 - a. Welcoming Neighbors Network slides on "Crafting Powerful Pro-Housing Messages"
8. **MEMBERS UPDATES** [7:50 PM]
9. **STAFF UPDATES** [8:00 PM]
10. **ADJOURN** [8:05 PM]

*attachments included in the packet

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

This agenda is available in alternative formats upon request. Meetings of the Planning Commission, like all programs and activities of the City of Essex Junction, are accessible to people with disabilities. For information on accessibility or this agenda, call the City Manager's office at 802-878-6944 TTY: 7-1-1 or (800) 253-0191.

**CITY OF ESSEX JUNCTION
PLANNING COMMISSION REGULAR MEETING
MINUTES OF MEETING
JUNE 5, 2025
DRAFT**

PLANNING COMMISSIONERS PRESENT: Diane Clemens, Chair; Scott McCormick, Vice-Chair; Elena Juodisius; Elijah Massey; Kirstie Paschall

ADMINISTRATION: Chris Yuen, Community Development Director

OTHERS PRESENT: None

1. CALL TO ORDER

Ms. Clemens called the Planning Commission meeting to order at 6:33 PM.

2. AGENDA ADDITIONS/CHANGES

None.

3. PUBLIC TO BE HEARD

a. Comments from Public on Items Not on Agenda

None.

4. MINUTES

a. April 3, 2025 & May 1, 2025

ELENA JUODISIUS made a motion, seconded by ELIJAH MASSEY, to approval of the minutes of April 3, 2025 and May 1, 2025, with changes. Motion passed 5-0.

May 1, 2025

-The spelling of Ms. Juodisius's first name will be corrected.

5. BUSINESS ITEMS

a. Updates on "Center" boundaries

Ms. Yuen presented a draft map from the Chittenden County Regional Planning Commission (CCRPC). The CCRPC has taken into consideration the PC's recommendations to extend the Center designation to the Transit-Orientated Development (TOD) district. For that reason, the CCRPC is modifying the draft "Center" designation area to include the TOD study area, but to end at the Expo/the Dunkin Donuts along Pearl Street. Going down Park St, they are considering ending at River St to align with the City's zoning districts.

b. PC Recommendation for Tier 1B Status

Tier 1B is an opt-in program that will allow for Act 250 exemption for residential developments up to fifty units.

ELENA JUODISIUS made a motion, seconded by ELIJAH MASSEY, that the Planning Commission recommend that the City Council request to have the Downtown Center and Planned Growth Area qualify and be mapped for Act 250 Tier 1B area status. Motion passed 5-0.

c. Animating Infrastructure Mural Grant

Mr. Massey said that Essex Junction has been invited to submit a full application based on the positive response to their pitch. This application is due on June 16th. The PC, as well as other local entities, have been requested to sign a letter of support for the project.

ELIJAH MASSEY made a motion, seconded by SCOTT MCCORMICK, to move that the Chair sign a letter on behalf of the Planning Commission in support of the City's Animating Infrastructure grant application to the Vermont Arts Commission. Motion passed 5-0.

d. Connect the Junction TOD Master Plan Public Engagement

Mr. Yuen said that the draft plan is expected to be available to the public next week. He said that it is important to ask targeted questions and provide readable information to get the best feedback. Summary boards will be available online and for in-person events. The PC discussed the possibility of engaging the public at the Fourth of July event. Framework is contracted to do additional public engagement, such as focus groups and an open house. The plan will need to be adopted by the City Council. Mr. Massey suggested creating an interactive timeline and the utilization of stickers to show support/lack of support for specific ideas in the proposed plan. Ms. Juodisius suggested obtaining feedback on height and density in specific areas. Mr. McCormick suggested making a list of potential contentious ideas for feedback. Ms. Clemens said that it is important to make sure that the public knows that the plan is not complete and that public input is still being requested. Ms. Juodisius suggested framing questions by asking if specific ideas will make Essex Junction more vibrant, rather than if the person liked the idea. Mr. Yuen said that he will relay the feedback to Framework, and request that they make an outline of the summary boards and the online open house. Mr. McCormick and Mr. Massey suggested that more information be included to educate the community about the housing crisis and how some of these suggestions can assist in helping to solve it. Mr. Yuen shared the informational materials that will be in the document regarding the housing shortage, as well as the benefits of developing around public transit.

e. Review and Feedback on Printable Bike Route Map Draft

Mr. McCormick left the meeting.

Mr. Yuen said that staff has been working on developing a ~~comprehensive-printable~~ map ~~of the City's for~~ bike ~~facilities~~lanes and paths. This will be made available to the public and can be updated yearly. All Planning Commissioners reviewed the map. The PC discussed the formal v. informal paths. Ms. Pascall suggested better delineating highways and other less desirable places to bike. Mr. Massey asked about the process to increase trail networks, and Mr. Yuen suggested discussing this as a part of the Comprehensive Plan. Mr. Massey also said that it is important to have bike lanes to all the schools. PC members added additional areas where they were aware of bike lanes/amenities to the map.

f. Review and feedback on Municipal Code Chapter 18

Mr. Yuen said that tickets can be issued for zoning violations. He would like this tool to be available for more circumstances, including this chapter. He asked the PC what is reasonable in regulating junk on private property. He asked about screening regulations, and if it makes sense to be more lenient on things that are screened from view in some way. The PC discussed the volume of "junk" that would be allowable, noting that common sense would be used.

g. Upcoming Planning Commission Re-Appointments

Mr. Yuen said that annual reappointments are coming up. He encouraged all who are interested and up for re-appointments to reapply. A reorganization meeting will be held next month.

6. MEMBERS UPDATES

None.

7. STAFF UPDATES

Mr. Yuen said that the Pearl Street Road diet is being scoped. The Amtrak station project is ongoing. The Hilton Hotel and 17 Park Street projects are in development.

8. ADJOURN

**ELENA JUODISIUS, made a motion, seconded by ELIJAH MASSEY, to adjourn the meeting.
Motion passed 4-0 at 8:35 PM.**

Respectfully submitted,
Darby Mayville

VILLAGECITY OF ESSEX JUNCTION, VT

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MUNICIPAL CODE**CHAPTER 9
ENFORCEMENT****SECTION 901:**

The following Chapters of this Municipal Code shall constitute civil ordinances within the meaning of 24 V.S.A. Chapter 59:

Chapter 2 - General Regulation of Public Streets

Chapter 3 - General Regulation of Public Parks

Chapter 4 - Regulation of the Use of Firearms and Bows and Arrows

Chapter 5 - Regulation of Dogs

Chapter 6 – Public Nuisance

Chapter 11 - Regulations of Waste Disposal

Chapter 12 - Regulations of Placement of Newsracks in the Public Right-of-Way

Chapter 16 - Ordinance Prohibiting Placing Substances in Public Fountains

Chapter 17 - Ordinance Regulating Keeping of Domesticated Chickens in Backyards

Chapter 18 – Ordinance Regulating Control of Litter, Refuse, Garbage, Junk, Junk Motor Vehicles, Trash and Solid Waste

SECTION 902:

Any person who violates a provision of any Chapter of this Municipal Code that is designated a civil ordinance pursuant to Section 901 above shall be subject to a civil penalty of up to ~~\$800~~\$500 per day for each day that such violation continues. Police Officers of the Town of Essex and the City's Zoning Administrator or their designee shall be authorized to act as Issuing Municipal Officials to issue and pursue before the Judicial Bureau a municipal complaint.

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SECTION 903:

An Issuing Municipal Official is authorized to recover a waiver fee, in lieu of a civil penalty, in the following amount, for any person who declines to contest a municipal complaint and pays the waiver fee:

First offense - \$ **25** Third offense - \$ **100**

Second offense - \$ **50** Fourth - and subsequent offenses \$ ~~200~~250

Offenses shall be counted on a calendar year basis.

SECTION 904:

Essex Junction

Municipal Code

Unless an ordinance ~~has contains more specified~~ different violation offense levels or penalty amounts, an Issuing Municipal Official is authorized to recover civil penalties in the following amounts for each violation:

First offense - \$50 Third offense - \$200

Second offense - \$100 Fourth offense - and subsequent offenses \$~~400~~500

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Offenses shall be counted on a calendar year basis.

SECTION 905:

In addition to the enforcement procedures available before the Judicial Bureau, the Municipal Manager is authorized to commence a civil action to obtain injunctive and other appropriate relief, or to pursue any other remedy authorized by law. If the City is required to seek enforcement of any civil ordinance in Section 901 or otherwise, the City shall be entitled to seek attorney fees and costs in addition to civil penalties.

Fee changes effective 10/10/97,

-amended 5/14/18; 12/14/22; [add date here]

VILLAGECITY OF ESSEX JUNCTION**MUNICIPAL CODE****CHAPTER 18****ORDINANCE REGULATING CONTROL OF LITTER, REFUSE, GARBAGE, JUNK,
JUNK MOTOR VEHICLES, TRASH AND SOLID WASTE**

PURPOSE: This Ordinance mandates that all litter, refuse, garbage, junk, junk motor vehicles, solid waste, or trash be disposed of in either private or public receptacles and puts the responsibility on property owners, occupants and lessees to maintain their premises in a litter, ~~refuse, garbage, junk, trash, and~~ waste-free manner.

SECTION 1801: DEFINITIONS

- a.) The following words and terms, when used in this Ordinance, shall, for the purpose of this Ordinance, have the following meanings ascribed to them:
 1. Abatement cost means the ~~VillageCity~~'s cost for labor, equipment, and supplies for, or the contract price of, and any charges to, the ~~VillageCity~~, with respect to the removal and disposal of litter, garbage, rubbish, or refuse from a property.
 2. Construction site means ~~any residential, commercial, industrial or other area, lot or site~~property at which construction or demolition of any type is conducted, including roads and traveled ways, at buildings, and at all other places actively being constructed, demolished, renovated, or repaired.
 3. Construction waste means ~~refuse, junk or salvage material solid waste~~ that is produced or generated during construction, demolition, remodeling, or repair of pavements, houses, commercial buildings, and other structures. Construction wastes include, but are not limited to lumber, wire, sheetrock, ~~broken~~ bricks, shingles, glass, pipes, concrete, paving materials, ~~and metal, and~~ plastics or packaging for any construction material -if the ~~metal or plastics are a part of the materials of are used, leftovers, surplus or remnants of construction or demolition or empty containers for such materials.~~ Paints, coatings, solvents, asbestos, any liquid, compressed gases or semi-liquids and garbage are not construction wastes.
 4. Discard means to abandon, dispose of, accumulate, store or treat before or instead of being abandoned ~~or~~ disposed of.
 5. Discarded material means a material that is abandoned, disposed of, accumulated, stored or treated before or instead of being abandoned ~~or~~ disposed of.
 6. Dispose means to discharge, deposit, inject, dump, spill, leak or placement of any solid waste into or on any land or water so that such ~~solid~~ waste or any constituent ~~of it~~thereof may enter the environment or be emitted into the air or discharged into any waters.
 7. Garbage means readily putrescible discarded materials composed of animal, vegetable, or other organic matter.
 8. Junk means ~~items that are old or~~ discarded, ~~dismantled, wrecked, scrapped, unregistered, ruined, unfixable, inoperable or unusable for their intended purpose, including but not limited to: scrap~~ copper, brass, iron, steel, ~~or other metals, or materials including but not limited to~~ tires, household appliances, furniture, rope, rags, batteries, glass, rubber ~~debris~~, waste, trash, construction ~~debris~~waste, ~~plumbing~~ fixtures, ~~or any discarded, dismantled, wrecked,~~

- ~~scrapped, or ruined~~ motor vehicles or parts thereof, ~~trailers, campers, boats, equipment or machinery~~. ~~Any of the above items used in a bona fide agricultural operation are excluded from this definition. This ordinance shall not apply to equipment or machinery on a farm within the Planned Agriculture (PA) Zoning District that has received a farm designation from the State of Vermont Agency of Agriculture Food and Markets where such machinery is temporarily inoperable and the farm has the intention to repair or make the equipment or machine operable within a reasonable time period.~~
9. Junk motor vehicle means a discarded, dismantled, inoperable, wrecked, scrapped or ruined motor vehicle or parts thereof, an unregistered motor home not connected to water and/or sewer, or a vehicle other than an on-premise utility vehicle ~~which that~~ is allowed to remain unregistered for a period of more than 90 days ~~from the date of discovery~~.
 10. Litter means any ~~garbage, waste or man-made materials~~ that, if thrown, discarded, or disposed of as prohibited by this ordinance, ~~or that~~ may create a danger to public health, safety, or welfare or degrades the environment of the ~~Village~~City. ~~Litter shall include, but is not limited to, any garbage, trash, refuse, rubbish, newspaper, magazine, glass, metal, plastic or paper container, construction waste, or any discarded object likely to injure any person, create a traffic hazard, or degrade the environment.~~
 11. Motor vehicle means any vehicle propelled or drawn by power other than muscular power, including trailers. ~~Functional vehicles and equipment used for agricultural and construction operations. Farm vehicles and equipment are excluded from this definition. are excluded from this definition.~~
 12. Person means any individual, corporation, association, firm, receiver, guardian, trustee, executor, administrator, fiduciary, representative, or group of individuals or entities of any kind.
 13. Receptacle means a container that is specifically designed, constructed, and placed for use as a depository for litter or solid waste.
 14. Refuse means all solid waste products having the character of solids rather than liquids and that are composed wholly or partially of materials such as garbage, trash, rubbish, litter, residues from clean-up of spills or contamination, or other discarded materials.
 15. Rubbish means combustible or slowly putrescible discarded materials, which include but are not limited to trees, wood, leaves, trimmings from shrubs or trees, printed matter, ~~plastic~~ and paper products, grass, rags, and other combustible or slowly putrescible materials not included under the term garbage.
 16. Solid waste or waste means any material meeting the definition of solid waste per the State of Vermont Solid Waste Management Rules, including garbage, junk, refuse, rubbish, trash, or other discarded material, ~~which include but are not limited to tires, furniture, clothes~~, but does not include solid or dissolved ~~materials~~ human waste in domestic sewage, solid or dissolved organic materials in irrigation return flows, industrial discharges, or special nuclear or by-product materials.
 17. Trash means ~~combustible and noncombustible~~ discarded refuse, rubbish and waste materials ~~and is used interchangeably with the term rubbish~~.
 18. Traveled way means that portion of a public highway designed for the movement of a motor vehicle and the area immediately ~~a~~ adjacent and contiguous to the traveled portion of the roadway ~~motor vehicle, including~~, shoulders, and roadside parking, rest, observation areas, and other areas.

SECTION 1802. ADMINISTRATION AND ENFORCEMENT.

The ~~VillageCity~~ Manager or ~~Agent~~ municipal officer shall be responsible for the administration of this Ordinance and

shall have the authority to enforce compliance through the use of civil ~~and criminal~~ penalties as authorized by this Ordinance. Further, any law enforcement officer, fire marshal, or any assistant fire inspector is authorized and shall have the authority to enforce all sections of this Ordinance.

SECTION 1803. DUTY OF OWNERS AND OCCUPANTS.

- a.) General Requirement. It shall be the responsibility of each owner, agent, occupant, or lessee to keep his or her property free of litter, refuse, garbage, junk, junk motor vehicles (subject to Section 703 of the City of Essex Junction Land Development Code ("LDC"), as amended), solid waste, ~~and~~ trash and construction waste. The owner, ~~agent~~, occupant, or lessee of any property shall be responsible for removing litter, refuse, garbage, junk, junk motor vehicles, solid waste, ~~or~~ trash and construction waste from accumulating on their said property.
- b.) Litter Prohibited. No owner, agent, occupant, or lessee of any property shall allow the storage or accumulation of litter, refuse, garbage, junk, waste, or trash and construction waste on the exterior of said property outside of a receptacle that is covered, secured, and maintained so as to prevent blowing, spilling, scattering, or leaking of the litter, refuse, garbage, junk, waste, or trash contained therein, except that this requirement shall not apply to an area designated and approved by the ~~VillageCity~~ as a permitted disposal site and also shall not apply to a backyard composter that is properly contained and maintained such that it does not cause a public health risk or support vermin.
- c.) Litter Prevention and Control in Adjacent and Surrounding Areas. It shall be the responsibility of each proprietor and each operator of any business, industry, or institution to keep the adjacent and surrounding areas free of litter, refuse, garbage, junk, junk motor vehicles, solid waste, or trash. These areas include, but are not limited to public and private sidewalks, roads, and alleys; traveled ways; grounds; parking lots; loading and unloading areas; and all vacant lots that are owned or leased by such establishment or institution. Removal of any litter, refuse, garbage, junk, junk motor vehicles, solid waste, or trash shall be performed in accordance with this Ordinance.
- d.) Sidewalks. Each owner, agent, occupant, or lessee whose property faces on the sidewalks in the ~~VillageCity~~ or the strips between the streets and sidewalks shall be responsible for keeping such sidewalks and strips free of litter, refuse, garbage, junk, junk motor vehicles, solid waste, or trash. Removal of any litter, refuse, garbage, junk, junk motor vehicles, solid waste, or trash shall be performed in accordance with this Ordinance.

SECTION 1804. CONSTRUCTION SITES.

- a.) Litter Prohibited. It shall be unlawful for any owner or agent of a construction site, or any contractor on a construction site, to cause, permit, or allow the presence of litter, refuse, garbage, junk, waste, or trash on such site outside of a proper receptacle or to cause, permit, or allow litter, refuse, garbage, junk, solid waste, or trash to be spilled, discharged, or blown by wind or water, except for the wind and water from hurricanes, tornadoes, and floods. It shall be the responsibility of the owner or agent of the property and each contractor performing work on the site to keep the property free of litter, refuse, garbage, junk, junk

motor vehicles, solid waste, or trash.

- b.) Receptacles Required. The owner, agent, or contractor in charge of a construction site shall furnish on such site receptacles sufficient to contain worker's litter and receptacles sufficient to contain all construction waste. All receptacles shall be conveniently available and maintained and secured or covered so as to prevent litter, refuse, garbage, junk, trash and waste from being spilled, discharged, or blown by wind or water, except for the wind and water from hurricanes, tornadoes, and floods. The number and capacity of receptacles should be determined by the primary contractor, but no less than one (1) receptacle for worker's litter, refuse, garbage, junk, trash and waste and no less than one (1) receptacle for construction waste shall be placed at each construction site. Receptacles required under this subsection shall be not less than ten (10) gallons capacity. All receptacles shall be emptied as necessary, but not less frequently than weekly, except that receptacles used exclusively to contain construction waste shall be serviced with sufficient frequency to prevent spillage.

SECTION 1805. NOTICE OF VIOLATION; SUMMONS OR WARRANT.

- a.) Notice of Violation. The ~~VillageCity~~ may commence enforcement of any provision of this chapter by notifying in writing the owner, lessee, occupant, owner's designated agent or person in responsible charge or ~~in~~ possession of a property or premises, of the existence of an unlawful condition on such property or premises. ~~Such written notice shall be sent to the owner, lessee, occupant, or responsible person in charge or in possession of a property by first class certified mail, return receipt requested, or may be served by the Police Department, to the last known address of the owner as indicated in the Town of Essex current real estate tax assessment records or to the owner's registered agent, the lessee or occupant of the property.~~ Such notice shall contain a description of the nature of the violation; any corrective action needed to be taken by such person to come into compliance with this Ordinance; and the time frame within which such corrective action shall be completed. ~~Action may not be brought without at least 7 days' Notice. The amount of time allowed to abate, correct, or eliminate the unlawful condition shall not exceed ten (10) days.~~
- b.) Abatement Required. Every owner, lessee, occupant, or person in responsible charge or in possession of a property or premises shall, upon written notice of an unlawful condition, abate, correct, and eliminate such condition within the timeframe required by such notice.
- c.) Any penalty assessed will be according to Section 1808.

SECTION 1806. REMOVAL OF LITTER, REFUSE, GARBAGE, JUNK, JUNK MOTOR VEHICLES, TRASH OR WASTE BY ~~VILLAGECITY~~.

- a.) Abatement Required. After expiration of the cure period contained in receipt of a written notice of violation, the City may enforce this Ordinance against it shall be unlawful for the owner, lessee, or occupant, ~~or person in responsible charge or in possession~~ of a property or premises on which the unlawful condition exists ~~to fail to abate, correct, or eliminate such condition within the timeframe as such written notice requires. Each day that the unlawful condition exists after the cure period has expired shall constitute a separate violation or offense and the owner, lessee or occupant is not entitled to a separate notice for any continuing violation beyond the cure period.~~
- b.) Removal by ~~VillageCity~~. ~~Twentyen (240)~~ days after due notice is given to any owner, agent, occupant, operator, contractor in charge, or lessee of any property, ~~business, industry,~~

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~~institution, or construction site~~ to remove litter-, refuse, garbage, junk, junk motor vehicles, trash or waste from the premises, the ~~VillageCity~~ ~~is authorized to clean up such property, by use of VillageCity employees or by employing an agent of the VillageCity, and may petition the court for emergency injunctive relief to enforce this ordinance against the bill such~~ owner or agent for the abatement costs thereof, ~~and may seek costs of removal, attorney fees and other associated costs.~~ ~~If the bill has not been paid within thirty (30) days, execution may be issued by the VillageCity against the property for the abatement cost, and such execution shall constitute a lien on the property, on parity with liens for unpaid taxes, until the claim has been satisfied.~~ Execution of the notice to remove litter, refuse, garbage, junk, junk motor vehicle, trash or waste shall be in writing and shall be in the form of a first class, certified letter, return receipt requested. Nothing in this section shall be deemed to bar the prosecution of any person for violation of this Ordinance.

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SECTION 1807. EQUITABLE REMEDIES.

In addition to the penalty provided in the Ordinance, the ~~VillageCity~~ Manager ~~or municipal officer~~ may initiate ~~an~~ injunction, mandamus, abatement, or any other appropriate action to prevent, enjoin, abate, or remove a violation of any of the provisions of this Ordinance.

SECTION 1808. PENALTY.

Except where otherwise noted, a violation of any provision of this Ordinance shall be punishable ~~by a fine of up to \$500 per day until the unlawful condition is abated, corrected or removed as specified in Chapter 9 of the Municipal Code.~~

SECTION 1809. SEVERABILITY.

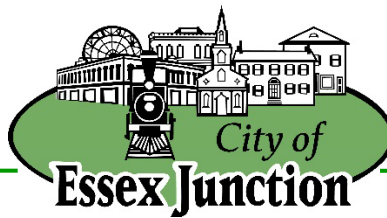
If any section of this Ordinance is held by a court of competent jurisdiction to be invalid, such finding shall not invalidate any other part of this Ordinance.

SECTION 1810. APPEAL OF NOTICE OF VIOLATION PENALTY

~~An owner, lessee, agent or occupant person~~ aggrieved by Notice of violation of this Ordinance may a revocation, suspension or penalty pursuant to this Ordinance may file a notice of appeal within 15 days of service of the Notice to the ~~as outlined in the Trustees' Policy regarding the Ordinance Appeals Board~~ City Council.

New Chapter 18 adopted 1/10/12

Amended [add date here]



MEMORANDUM

To: Planning Commission

From: Christoher Yuen, Community Development Director

Meeting Date: Thursday, July 10th, 2025

Subject: Connect the Junction Transit Oriented Development (TOD) Draft Plan

Issue: The Connect the Junction TOD Draft Plan is available for review and for public engagement.

Discussion:

The full TOD Draft Plan is now available for review at <https://www.connectthejunction.org/documents>

Public engagement is currently expected to occur throughout the Summer of 2025, with final plan adoption likely to be in Fall 2025. An online open house through the Konveio tool is available at

<https://www.connectthejunction.org/engagement>. The summary boards have also been printed and are available for use at in-person public engagement events.

Framework is scoped to reconvene the focus groups and to hold an in-person open house this summer. City Staff and the Planning Commission should plan on attending additional in-person public engagement opportunities throughout the summer. A list of the potential public engagement opportunities is attached.

Cost:

N/A

Recommendation:

The Planning Commission should recommend the public engagement opportunities to prioritize and determine if members are available to attend some of these events.

Connect the Junction Master Plan Engagement Opportunities being considered as of July 3, 2025

Upcoming Events:

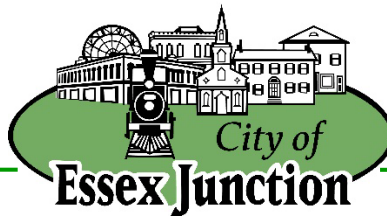
- July 4 Celebration at CVE -6pm
- EJP Maple Street Entertainment July 22, and 29 - 6pm
- National Night Out – August 5 5-7pm
- Brownell Library Potluck (July 18) – 6-7:30pm
- Rotary and Lions Club meetings
- 2 Lincoln Grand Opening and potential EJP Event on Main Street (September 20 or September 27, or October 4)

Other Ideas:

- Put up boards in businesses or in locations in the City where people walk
- Table tents in businesses with a question or board example and a link to the online open house
- Ice cream social on or near apartment properties on Pearl St on summer evening

Media

- Junction City News episode (done June 23)
- Website News Release on highlights of the project and how to give feedback
- FPF post of News Release
- Facebook News Release and a series of posts explaining each board with a question, and how to provide feedback
- Print media story



June 30, 2025

Re Essex Junction Multimodal Train and Bus Station Improvements Project - Summary of Scope for Preparation of NECR 22905 Agreement

Dear representative of New England Central Railroad,

The following is a summary of the City of Essex Junction's intended scope of for the (FY) 2022 Consolidated Rail Infrastructure and Safety Improvements (CRISI) Essex Junction Multimodal Train and Bus Station Improvements project as of today. This information is intended for the preparation of a 22905 Agreement, required prior to grant obligation.

General Project Description

This project will improve the Essex Junction Amtrak station in Essex Junction, Vermont, which is served by the Vermonter and connects to local bus routes. The primary objective is to enhance the safety, comfort, and multimodal accessibility of the station area for rail and transit passengers.

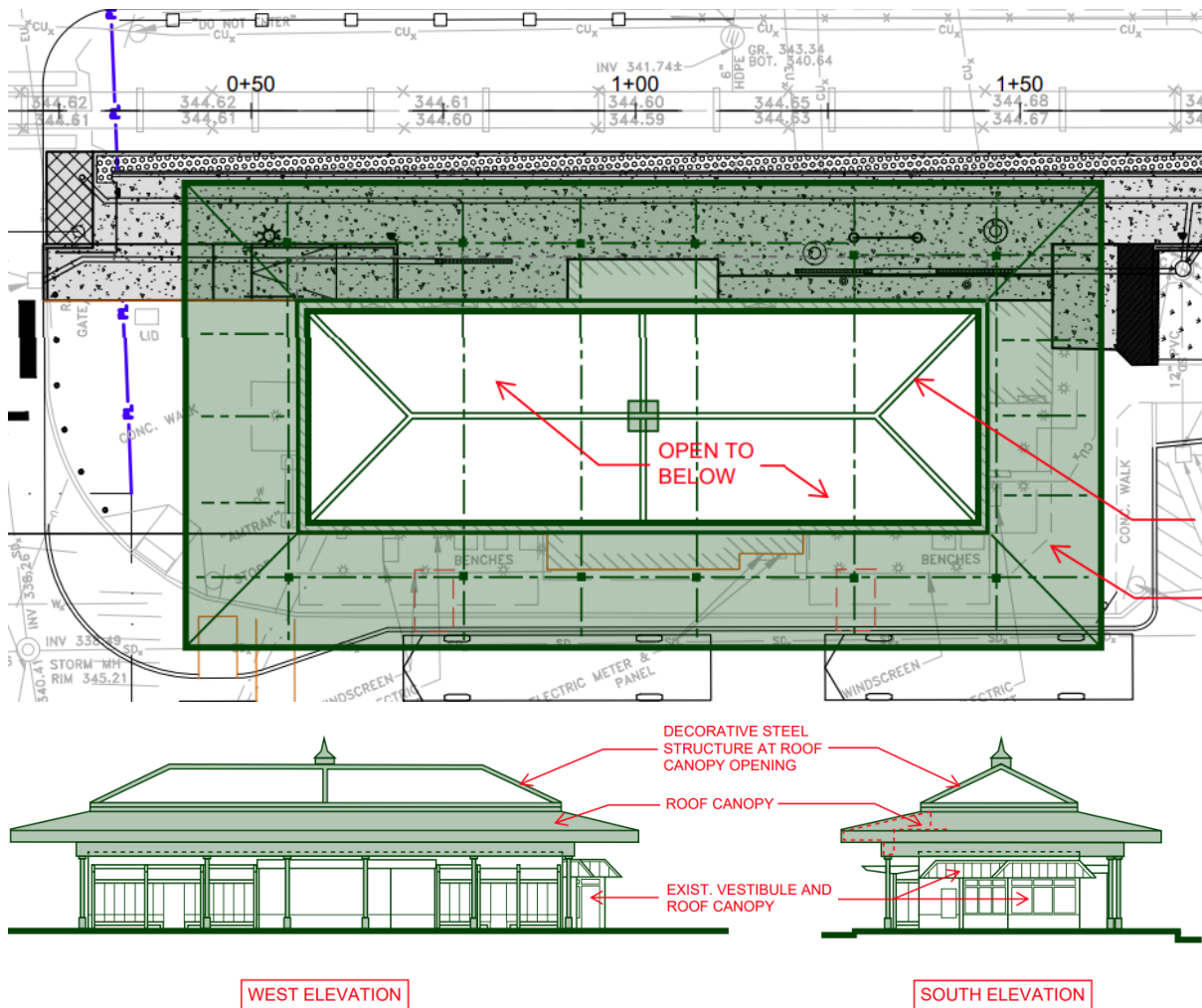
Key project components include the construction of a new open-trussed roof canopy designed to screen the station building's flat roof and provide shelter for passengers accessing trains and buses. Additional elements include roadway improvements, sitework, parking reconfiguration, stormwater drainage upgrades, wayfinding signage, landscaping, and a bird deterrent system.

The project may also include fire safety system upgrades required by code, targeted modifications to the station building to improve the passenger experience—such as demolition of a disused vestibule, building façade improvements, new furnishings, renovations to the existing waiting room, outdoor infrared heaters for waiting areas, and an electronic bus schedule display board.

These improvements are intended to enhance the overall passenger experience, support multimodal connections, and ensure the station remains in a state of good repair while aligning with local and regional transportation and development goals.

There is \$3,000,000 in congressionally directed (CD) funds available for this project, through the CRISI program. The non-federal match for this project consists of \$550,000 in municipal funding, and \$200,000 from the State of Vermont Downtown Transportation Fund.

An image of the existing conditions, draft preliminary site plan for the potential changes in the surrounding area, and a draft preliminary illustrations of the proposed shelter structure.



Project Location

The Project is located in the City of Essex Junction in Chittenden County, VT. The primary purpose of the Project is to improve the intercity passenger rail station located at 29 Railroad Avenue near MP 108.28 on New England Central Railroad's main line. To support the development of the station, the Recipient will complete improvements to existing roadway, pedestrian, stormwater, and sidewalk infrastructure along Railroad Avenue and Central Street.

Anticipated Construction Activities

Anticipated construction activities for this project include:

1. Building Utility Enabling
 - Relocate the existing electric and telecommunication services from overhead to underground
2. Canopy Construction

-
- Installation of deep foundation elements (e.g., micropiles) as required to support canopy loads and site conditions
 - Installation of structural steel columns on existing pile caps at the rail platform and new pile caps at the bus sidewalk
 - Fabrication and installation of a new structural steel and cold-form framed structure with standing-seam roof canopy to provide weather protection for train and bus passengers
3. Roadway Work
 - Site demolition, rough grading, curbing, paving, and roadway construction in accordance with City of Essex Junction standards and standard details
 - Installation of new stormwater infrastructure including street drainage tied into the City stormwater system and designed to meet state stormwater and phosphorus reduction requirements
 - Construction of a new bus drop-off lane with capacity for two (2) 40' buses, including associated concrete bus boarding areas
 - Pavement striping, ADA-compliant sidewalk installation, and new crosswalks and curb ramps
 4. Station Sitework and Public Realm Enhancements
 - Site demolition and grading to accommodate new sidewalks, stairways, ADA ramps, and plaza improvements
 - Installation of concrete or paver pedestrian areas connecting the station platform to the public way
 - Site furnishings including benches, waste receptacles, and pedestrian-scale lighting
 5. Multimodal Connectivity Enhancements
 - Striping, curbing and signage modifications on Ivy Lane to enable two-way bicycle travel to reduce railroad grade crossing risk and avoid multi-modal conflicts on Railroad Ave in front of the station.
 - Installation of standard bicycle racks or, if feasible, secure bike lockers (e.g., BikeLink or CycleSafe)
 6. Stormwater Management System Upgrades
 - Site grading and drainage improvements
 - Installation or replacement of catch basins, piping, and stormwater treatment infrastructure
 7. Building and Façade Modifications (If feasible within available funding)
 - Demolition of disused southern building vestibule to allow for improved pedestrian flow
 - Renovation of building façade, including finishes and exterior architectural features
 8. Passenger Waiting Room Renovations
 - Installation of new interior furnishings
 - Expansion of waiting room into adjacent vacant space within the station building, if feasible

9. Installation of Amenities and Passenger Enhancements

- Outdoor infrared heaters for sheltered waiting areas
- Electronic display board for bus arrival and departure information
- Wayfinding and interpretive signage

10. Landscaping and Bird Deterrent System

- Installation of landscaping elements consistent with approved plans
- Implementation of bird deterrent systems to preserve facility cleanliness and aesthetics

11. Fire Safety and Life Safety Systems

- Installation of fire suppression, detection, and alarm systems as required by local building codes and identified in Final Design

All construction activities will comply with applicable local, state, and federal regulations, including environmental permit conditions and accessibility requirements

We wish to pursue federal grant obligation as soon as possible. Please let us know if you need any additional information to prepare the 22905 Agreement.

Sincerely,



Christopher Yuen
Community Development Director
City of Essex Junction

CRAFTING POWERFUL PRO-HOUSING MESSAGES



welcoming
neighbors network



Sightline
INSTITUTE

February 2025

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1. INTRODUCTION



To build support across race, income, party, and ideology, **we need to connect rising housing costs to local people's stories** and day-to-day experiences of housing shortages. We must then present specific, concrete housing choices and the community benefits they will produce.

Across the country, the high cost of housing hurts Americans from all walks of life, in big cities and small towns. Yet in most places, **a failed status quo restricts affordable choices**, resulting in a shortage of homes, cutthroat competition, and the displacement of local workers and families.

Americans are ready for change. **A broad majority sees housing as a major issue — but a solvable one.** While many voters do not naturally connect high costs to short supply, **most recognize negative consequences of shortages in everyday life and support policies to allow more housing in their communities**, from backyard cottages to small apartments; and majorities favor solutions to foster affordable, connected, convenient city neighborhoods.

Welcoming Neighbors Network and Sightline Institute partnered with FM3 Research, Global Strategy Group, and Grow Progress to develop a tested messaging framework ready to deploy on the front lines of the fight for more abundant and affordable housing nationwide.



2.

THE PRO-HOUSING FRAMEWORK

The Pro-Housing Framework

Through extensive testing, including qualboards, research journaling, and two national surveys of American voters and political influentials, followed by randomized controlled trials, we have developed a five-step framework for policymakers and advocates to advance housing policy. **The messaging framework connects tactical policy changes to the real experiences and aspirations of real people and communities.**

Meet people
where they are:
**costs are too
high**

1

Use
competition to
connect costs
to **shortages**

2

Emphasize the
people
affected in our
communities
now

3

Be **specific** and
concrete when
presenting
changes

4

Highlight how
**more home
choices**
benefit people
and their
communities

5

1.

Meet people where they are: **COSTS ARE TOO HIGH**

Across policymakers, thought leaders, and the general population of American voters, **high costs are the key entry point to the housing issue.**

Leading with costs establishes common ground with people across identities and ideologies.

Top-Testing Example:

“Housing is too unaffordable today because there are not enough homes to rent or buy that meet people’s needs and budgets.”

2.

Use competition to connect **COSTS TO SHORTAGES**

While people do not easily grasp the economics of housing markets or the cost impacts of regulations and zoning, they can see ways that shortages increase housing costs. Point to familiar ways **shortages drive competition**—from wait lists for rentals to bidding wars for homebuyers—to **connect the shortages to cost.**

Top-Testing Example:

“Not having enough homes to rent or buy creates cutthroat competition and drives up prices.”

3.

Emphasize the **PEOPLE AFFECTED** IN OUR COMMUNITIES NOW

Focus on **sympathetic community members** who are hurt by the shortage—families trying to stay where they grew up, workers that communities rely on who can't afford to live where they work—to **forge an emotional connection** to policies that will help unlock more home choices people can afford. **Shift the focus** from housing structures **to the benefits for people.**

Top-Testing Example:

“Right now, people our communities rely on—like teachers, childcare workers, and service and retail workers—can't find homes they can afford in the places they serve.”

4.

Be **SPECIFIC AND CONCRETE** when presenting changes

Jargon, abstractions, and the implication of drastic change can cause fear of policy changes. But voters and decision-makers respond favorably to **specific, familiar home types and discrete, focused regulatory fixes.**

Top-Testing Example:

“We can allow smaller homes to be built on small lots to create affordable starter homes, and we can make it legal to convert a basement or garage into an apartment for a family member or caregiver to live in or to rent out.”

5. Highlight how more home choices **BENEFIT PEOPLE AND THEIR COMMUNITIES**

Paint a compelling picture of positive community outcomes and the ways people stand to benefit.

Create a powerful emotional response by **illustrating how the lives of sympathetic community members will be better** through policy changes that allow more home choices.

Top-Testing Example:

“A mix of homes, of all sizes and prices, will give more people a chance to own their home, build wealth, and provide solid foundations of economic stability and opportunity for themselves and the next generation.”

3. RESEARCH IN ACTION



Research-Based Tips for **Powerful Pro-Housing Messages:**

Tip #1

Instead of “supply and demand,” use people’s day-to-day experience of competition to frame the shortage

Research-based language:

Anybody who has tried to buy or rent a home here recently knows that there are simply not enough housing options available, and that the cutthroat competition over existing homes is pushing prices out of reach for working people.



Research-Based Tips for **Powerful Pro-Housing Messages**:

Tip #2

Make clear the status quo is due to policy choices and is changeable, not set in stone

Research-based language:

The city strictly limits or outright bans apartments, townhomes, duplexes, triplexes, and in-law units, which has led to not enough homes being available for the people who live and work here. New rules can unlock affordable housing choices in our communities.



Research-Based Tips for Powerful Pro-Housing Messages:

Tip #3

Position more housing options as a way to protect people from displacement

Research-based language:

When there are not enough homes, the wealthy will always outbid working people, and everyone else has to move farther away. Unless we build more homes to buy or rent, people will be priced out of the places where they grew up or built their lives.



Research-Based Tips for Powerful Pro-Housing Messages:

Tip #4

Frame abundant housing options as a vehicle for working people to gain long-term wealth

Research-based language:
Modest, affordable housing options like condos and townhomes enable average people to put down roots, own their own home, build wealth, and provide a solid foundation of economic stability and opportunity.



Research-Based Tips for **Powerful Pro-Housing Messages:**

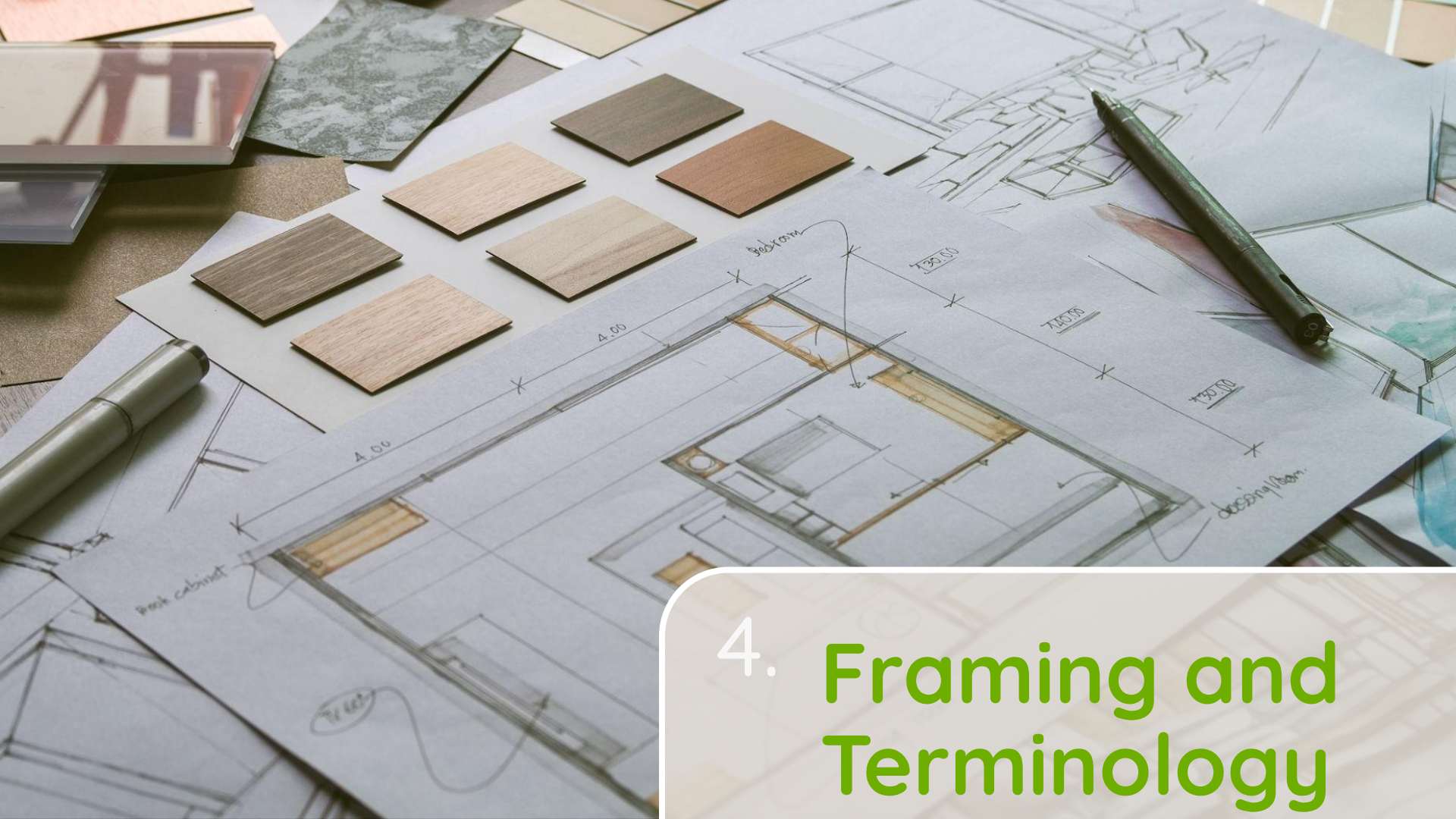
Tip #5

When talking to policymakers and influencers, tie housing to workforce

Research-based language:

Allowing more options like duplexes and apartments in our communities will mean shorter commutes and more affordable places to live for local workers that communities rely on, and help business owners find local employees.





4. Framing and Terminology

DOs and DON'Ts: FRAMING

Housing <i>shortage</i>	Housing <i>crisis</i>
More choices and availability	Building and construction
Allow homes of all shapes and sizes; lift local restrictions preventing affordable home choices	End single-family zoning; rezone; upzone
More affordable home choices for people with jobs here; workers the community relies on	Growth projections; population boom
More available homes give renters and home buyers more leverage and power	Allow supply to meet demand
Allow smaller starter homes on smaller lots	Reduce minimum lot sizes
Bans on affordable housing choices like [housing type]	Single-family zoning
McMansions and luxury remodels	Single-family homes

Adopt everyday wording, familiar examples, and friendly visual language

Avoid repeating anti-housing frames, scare tactics, exaggerations, and jargon that alienates people.

DOs and DON'Ts: TERMINOLOGY

Homes	Units
More homes choices; more housing options	Housing <i>supply</i>
More home choices in convenient; connected communities	Density
More home choices in cities; home choices near jobs and transit; homes tucked into existing neighborhoods	Infill; urban infill
Affordable; unaffordable	Expensive; inexpensive
Small apartment buildings up to [proposed number of] stories	Multifamily housing; mid-rise apartments; 5-over-1s
Duplexes, triplexes, fourplexes, and townhomes	"Missing middle"; small multifamily
Displacement	Gentrification
Working family housing	Workforce housing

Adopt everyday wording, familiar examples, and friendly visual language

Avoid repeating anti-housing frames,
scare tactics, exaggerations, and
jargon that alienates people.



5. Using the Framework

In our testing, four pro-housing messages persuaded people across all demographic groups, without alienating any group:

1. Homes that **local workers** who serve our communities can afford
2. Home choices **young people** can afford to keep families together
3. Affordable home choices for **local seniors** to downsize in their community
4. Starter homes build solid foundations of **economic stability** and opportunity

Next, we show how each of these top-performing messages can be plugged into the five-step narrative framework in support of pro-housing policy change.

Homes that **local workers** who serve our communities can afford

People do not want exclusive communities that are only affordable to a few. They see the need for homes of all sizes and prices so that the local workers they rely on can afford to live in the communities they serve. This message connects displacement with solutions to prevent it.

1 Housing is too unaffordable today because there are not enough homes to rent or buy that meet people's needs and budgets. Not having enough homes to rent or buy creates cutthroat competition and drives up prices.

3 Right now, people our communities rely on—like teachers, childcare workers, and service and retail workers—can't find homes they can afford in the cities they serve. And when there are not enough homes, the wealthy will always outbid working people, and everyone else has to move farther away.

4 Allowing 5 homes of all shapes and sizes, like fourplexes and apartments, makes our cities and towns more affordable for local workers, shortening commutes, helping local businesses hire locally, and supporting a thriving community for everyone.

Message Framework in Action

- 1 Meet people where they are: costs are too high
- 2 Use competition to connect costs to shortages
- 3 People affected in our communities now
- 4 Specific and concrete changes
- 5 More home choices benefit people and their communities

*This type of messaging is highly effective for **policymakers**. For this audience, use messages that are community-focused and emphasize a position vision of the future. This message also performed well with **Black respondents**, causing a **+14pp increase in support** for building housing of all types.*

Home choices *young people* can afford, to keep families together

This message connects policies to allow more housing choices to a broadly-held desire to keep families together, to give young people starting out a foothold, and to support opportunities for young people to stay in the communities where they grew up. These messages evoke an emotional response by highlighting day to day experiences: young people who want to stay closer to their parents and people entering the market who want to live near work and support networks.

1 Housing costs are too high today because when there aren't enough homes to buy or rent, people compete for what's available and it drives up prices. A big reason for this is that there are laws in most cities and towns that prevent affordable home choices.

2 This means that many young adults can't find an affordable place to live near their family or job, or can't get a foothold in the cities and towns they grew up in, so they are stuck living with their parents or moving far away.

3 To enable young people to find a small starter home or place they can afford to rent near their job or in the community where they grew up, and start a career or raise a family, 4 our communities can change laws to allow for more homes of all shapes and sizes, from townhomes and duplexes, to fourplexes and sixplexes, to apartments.

Message Framework in Action

- 1 Meet people where they are: costs are too high
- 2 Use competition to connect costs to shortages
- 3 People affected in our communities now
- 4 Specific and concrete changes
- 5 More home choices benefit people and their communities

Both the **Generations** and **Workers** framing were effective with **younger respondents (ages 18–34)** and respondents with an **education level of High School or less**.

*Affordable home choices for **local seniors** to downsize in their community*

This message underscores the widely-held desire seniors to stay in the communities where they built their lives as they downsize. It evokes an emotional response by highlighting older neighbors and grandparents who want to stay in their community, near family and longtime social circles, while connecting to laws to allow the affordable, accessible home choices that make it possible.

1 Housing costs are too high today because when there aren't enough homes to buy or rent, people compete for what's available, and it drives up prices. A big reason for this is that there are laws in most cities and towns that prevent affordable home choices.

2 This means that seniors are stuck in houses that are too big, too hard to care for, and challenging to move around in, but they can't find an affordable alternative that better meets their needs without moving far away.

3 To enable seniors to downsize comfortably and still remain in the communities where they built their lives, our communities can change their laws to allow for more homes of all shapes and sizes that people can afford, from townhomes and duplexes, to fourplexes and sixplexes, to apartment buildings.

Message Framework in Action

- 1 Meet people where they are: costs are too high
- 2 Use competition to connect costs to shortages
- 3 People affected in our communities now
- 4 Specific and concrete changes
- 5 More home choices benefit people and their communities

Starter homes build solid foundations of economic stability and opportunity

Homeownership is a broadly-held aspiration, especially as a path to long term wealth-building and economic security. Pro-housing messages should emphasize starter homes, specifically, and tap into the emotional power of homeownership to build support for housing solutions to curb prices, overall, give renters and buyers more leverage, and allow more attainable home choices of all kinds..

1 If you or someone you know is looking to buy a home, you know that housing is just too unaffordable today

2 Most people can't afford the big, expensive homes on the market, McMansions and luxury renovated houses. 3 It is almost impossible to find an affordable starter home, townhouse, or condo, to get a foothold.

4 Our communities can change current laws to allow more homes of all shapes and sizes that people can afford, from townhomes and duplexes, to fourplexes and sixplexes, to apartments.

5 Allowing more home choices will give people the opportunity to own their own home, build wealth, and build up solid foundations of economic stability and opportunity.

Message Framework in Action

- 1 Meet people where they are: costs are too high
- 2 Use competition to connect costs to shortages
- 3 People affected in our communities now
- 4 Specific and concrete changes
- 5 More home choices benefit people and their communities

*This was the most effective message for **increasing support across all income and education levels.***



6. Research Methodology



General Population Research

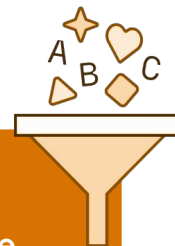
FM3 used two different methods to conduct research among a nationwide, general population audience—a national survey of 1,211 respondents and a qualboard (an online discussion forum facilitated by researchers) with 25 respondents. This phase of research allowed us to identify the perceptions of the housing space among everyday Americans.



Elites and Policymakers Research

Global Strategy Group (GSG) conducted an online journal among nationwide “policy elites” defined as people who are higher education, higher income, high news consumption, and civically engaged, meaning they are active in their own communities and likely to speak up when it counts, including on matters of local import such as zoning.

This journal contained a mix of elites across gender, age, region, partisanship, level of education, and homeowner/renter status. They also conducted a survey of 500 nationwide elites.



Randomized Message Tests

Grow Progress conducted a message tests that focused on various types of housing development, with 9 messages total. In the test, respondents were split into groups of 1,000 and exposed to either one of our messages, or to a placebo message to establish a baseline of sentiment without any message exposure. Message success is measured by the persuasive effect a message had across a set of success questions.

This research approach allowed us to identify where there is alignment between a general population audience and elites when it comes to housing policy, as well as where there are gaps in knowledge and sentiment. Randomized message tests were then used to confirm our findings and identify the exact language that is more effective for persuading audiences across demographic groups.

To: Long Range Planning Committee (LRPC)

From: Sarah Muskin, CCRPC Senior Planner and Taylor Newton, CCRPC Planning Program Director

Date: June 23, 2025

Re: Essex Junction Future Land Use Map: Draft Recommendation

Regional Future Land Use Map Update - Draft Recommendation

1. Overview of Engagement Activities

Below is a brief overview of the public engagement activities conducted, including dates, formats (e.g., public meetings, surveys, workshops), and the number of participants.

Date	Activity	Attendees	Engagement Method	Staff
9/25/2024	City Council Meeting to introduce Act 181	12	Municipal Selectboard	C.Baker
12/10/2024	Initial meeting with staff	3	Municipal Staff	S.Muskin and D.Schibler
1/14/2025	Planning Commission Meeting	6	Municipal Planning Commission	S.Muskin and C.Baker
1/25/2025	Community Meal / Annual Meeting	10	Community Meeting or Event (Municipal)	D.Schibler
3/5/2025	Rotary Club	20	Community Meeting or Event (Municipal)	D.Schibler and M.Balassa
4/3/2025	Planning Commission Meeting	6	Municipal Planning Commission	S.Muskin
5/1/2025	Joint Planning Commission/City Council Meeting	23	Municipal Selectboard	C.Baker
6/11/2025	City Council Meeting	10	Municipal Selectboard	T.Newton

2. Community Context and Public Engagement Assessment

Through conversations with City staff, Planning Commission members, and the public, CCRPC identified the following key pieces of context to inform the development of the Regional Future Land Use (FLU) Map in Essex Junction:

- **Transit-Oriented Development (TOD) Planning** - The City is currently completing the “Connect the Junction” TOD Plan. This plan will support compact, walkable growth focused around transit accessibility and mixed-use development in and around the Five Corners area.
- **City Identity and Planning Evolution** - As a newly independent city, Essex Junction is in the process of establishing its municipal identity while maintaining a “neighborhood village” feel.
- **Infrastructure and Growth Capacity** - The city is largely built out, but has water and sewer infrastructure capacity which supports infill and redevelopment. There is some public concern about overburdening infrastructure and traffic impacts.
- **Engagement History** – Essex Junction has engaged with the public in recent years through projects like Connect the Junction, City Strategic Visioning, and capital planning. Public input has emphasized inclusivity, equity, expanded green space, bike/pedestrian infrastructure, and access to affordable housing.

CCRPC and Essex Junction staff coordinated engagement around Act 181 to avoid redundancy and instead focus on transparency and closing gaps. Additional feedback was gathered through regional focus groups with New American communities and topic-specific discussions with regional partners.

3. Key Findings from Public Engagement

Common Themes

- Support for growth in the TOD study area (which includes the state-designated Village Center), including select secondary study areas (VT 15 west of 5 Corners), though there is concern about building height, maintaining neighborhood character, managing growth, and traffic.
- Support of Planned Growth Area category for most of the City is appropriate due to infrastructure capacity and compact development patterns.
- Strong support for municipal housing targets as a meaningful, long-term planning goal, particularly when paired with infrastructure investment and permitting reform.
- Equity concerns, particularly from regional focus groups, about exclusionary zoning, housing affordability, and the need for supporting communities in achieving homeownership.
- Desire for consistent walkability, transit access, and neighborhood services throughout the City.
- Desire for increased certainty and predictability in the development process for both community members and developers.

- Interest in preserving character while accommodating affordable, infill housing options in established neighborhoods.

Points of Tension

- City staff and the Planning Commission both expressed a desire to extend the Downtown Center to include the entire TOD study area. CCRPC believed that this conversation would be ripe after changes to the City Future Land Use Plan were officially completed and adopted to more clearly convey municipal policy along the Route 15 Corridor.
- Some concern that the map looks “too uniform” and does not sufficiently differentiate between existing residential neighborhoods and emerging centers. Some existing residential neighborhoods may experience tension with the Planned Growth Area categorization, particularly where there is less desire for density. However, the City has a robust planning process, staff capacity, and up-to-date bylaws that regulate what development is appropriate where.
- There were questions about whether some areas (e.g., along Pearl Street or near GlobalFoundries) should be classified as Enterprise rather than Planned Growth Area since there are areas that are not planned for housing. CCRPC finds that definition of Planned Growth Area to be broad enough to be inclusive of areas planned for commercial uses provided said areas are within the context mixed-use neighborhood.
- Residents expressed concern that even if the City has strong housing policies there may be limited progress toward housing targets due to external forces (the market, permitting delays, and labor shortages).

4. CCRPC Staff Discussion and Map Notes

The attached map is the proposed Regional Future Land Use Map for Essex Junction. Below is a list of considerations that incorporate local context and engagement feedback:

Centers and Growth Areas Align with Local Planning

- The Downtown Center was expanded to reflect more of the TOD study area in response to public comment. This includes extensions along Pearl Street that are identified in the Town Plan as being planned for mixed-use, walkable development.

Planned Growth Area Covers Most of the City

- Given the City’s full water and sewer coverage, and zoning policies that support redevelopment, nearly the entire municipality is classified as a Planned Growth Area. This reflects both the statutory definition and local intent to support housing development citywide.

Enterprise Areas Reserved for Key Sites

- Global Foundries was discussed as a possible Enterprise Area given the property’s current use. However, CCRPC and City staff agreed that its future may include housing or mixed-use redevelopment, and that the

site fits within the context of properties that accommodate a broader set of uses, so it remains designated as a Planned Growth Area.

5. Tier 1B Status

The Essex Junction City Council **opted in to Tier 1B** for all eligible areas (i.e., Downtown Centers, and Planned Growth Areas) on June 11th, 2025. The vote was unanimous.

6. Additional Comments

CCRPC staff worked closely with Essex Junction planning staff and the Planning Commission to align the Regional Future Land Use Map with local priorities, infrastructure capacity, and engagement findings. While some areas may experience tension between community preferences and statutory definitions, CCRPC and City staff believe the designations reflect Essex Junction's compact development pattern, existing infrastructure, and readiness to meet housing needs.

For Further Reading and Review

- Meeting notes for municipal meetings can be found on CCRPC's Engagement Page.
- Staff notes for specific events are available upon request.
- LRPC has received a link to CCRPC's internal map viewer. The map viewer includes public comments received.

CHITTENDEN COUNTY DRAFT FUTURE LAND USE MAP

Chittenden County Regional Planning Commission (CCRPC) is working with cities and towns to create a regional Future Land Use map. This map, once adopted, will generally guide how land in the region will be used in the future. For more information, visit ccrpcvt.org/ecos-engagement.

The land use categories on the map are defined in state law and CCRPC is tasked with determining how the land use categories apply in the region.

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

Legend

Municipal Boundary

Property Boundary

River or Stream

Lake or Pond

Special Flood

Hazard Area or River Corridor

Future Land Use Area

Downtown Center

Village Center

Planned Growth Area

Village Area

Enterprise Area

Transition / Infill Area

Resource-Based Recreation Area

Rural General

Rural Ag and Forestry

Rural Conservation

Hamlet

Airport & Camp

Johnson & Ethan Allen Firing Range