

TOWN OF ESSEX DEVELOPMENT REVIEW BOARD
NOTICE of PUBLIC HEARING
October 2, 2025, 6:30 pm

Hybrid & In Person (Municipal Conference Room, 81 Main St., Essex Jct.) Meeting. Anyone may attend this meeting in person at the above address or remotely through the following options:

Join Online: Zoom Meeting ID: 821 7131 4999 | Passcode: 754119

Join Calling (*audio only*): 888-788-0099

Public wifi is available at the Essex municipal offices, libraries, and hotspots listed here:

<https://publicservice.vermont.gov/content/public-wifi-hotspots-vermont>

1. **Consent Agenda Item – Site Plan Amendment – State of Vermont** is proposing a 372 square foot addition to the main building of the River Valley Therapeutic Residence located at 260 Woodside Drive (Parcel ID 2-005-003-001) in the Open Recreation (O1) District.
2. **Consent Agenda Item – Site Plan Amendment – Essex Inn Partners LTD** is proposing to clear an 8 foot wide path on the southern portion of The Essex Resort parcel and abutting parcel currently owned by Jonathan and Nancy Lang located at 70 and 74 Essex Way (Parcel ID 2-093-001-000 and 2-093-001-002) in the Mixed Use Development-Planned Unit Development (MXD-PUD) District.
3. **Site Plan – GLC Lyon Associates LLC** is proposing a residential tri-plex located at 58 Center Road (Parcel ID 2-057-010-000) located in the High Density Residential (R3) and Business-Design Control Overlay (B-DC) Districts.
4. **Site Plan Amendment – Cameo Holdings LLC** is proposing a parking lot expansion and related stormwater management upgrades for the existing warehouse located at 3 Bushey Lane (Parcel ID 2-009-003-016) located in the Industrial (I1) District.
5. **CONTINUED FROM 08/21/25 - Site Plan – Why Not, LLC** is proposing to redevelop the exiting club house for the Links at Lang Farm Golf Course located at 127 Stinson Drive (Parcel ID 2-091-010-000) located in the Mixed Use Development-Planned Unit Development (MXD-PUD) District. The proposed building is approximately 3,600 square feet and will operate as a pro shop and restaurant.

Application materials may be viewed before the meeting at

<https://www.essexvt.org/182/Current-Development-Applications>. Please call 802-878-1343 or email COMMUNITY-DEVELOPMENT@ESSEX.ORG with any questions. This may not be

the final order in which items will be heard. Please view the complete Agenda, at

<https://essexvt.portal.civicclerk.com> or the office notice board before the hearing for the order in which items will be heard and other agenda items.