

TOWN OF ESSEX DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING
November 6, 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

1. **Boundary Line Adjustment – Robert Goodman & Martin and Mary McLaughlin** are requesting a boundary line adjustment between 320 & 323 Lost Nation Road (Parcel ID 2-013-017-001 and 2-013-017-000) in the Conservation (C1) District. 320 Lost Nation Road will receive 0.05 acres (increasing in size from 59.3 acres to 59.33 acres) from 323 Lost Nation Road (decreasing in size from 54.3 acres to 54.25 acres).
2. **Final PUD Plan Amendment – Leclerc Woods, LLC** is proposing four (4) additional units to be added to Kodiak Lane PUD, which was approved by the PC in May 2022 for eight (8) units. The property is located at 1 Leclerc Woods (Parcel ID 2-072-001-017) in the Agricultural Residential (AR) District.
3. **CONTINUED FROM 04/03/2025 – Conceptual Review - Dousevicz Inc.** is requesting a conceptual discussion of a project at 21 Upper Main Street (Parcel ID 2-090-001-000) located in the Mixed Use-Planned Unit Development (MU-PUD) and the Business-Design Control (BDC) Overlay Districts to construct two 4-plex residential buildings (8 units) or 1 8-unit building.
4. **WILL BE CONTINUED TO 12/04/2025 - Final Site Plan Amendment – Kana Properties LLC** is proposing 8 more units on the third floor of the building addition that was previously approved (PC 2023-15) located at 1 Kana Lane (Parcel ID 2-010-074-000) located in the High Density Residential (R3) and Business-Design Control Overlay (B-DC) Districts.
5. **WILL BE CONTINUED TO 12/04/2025 - Preliminary/Final Review – Ely Family, LLC** is requesting a Minor Subdivision and Site Plan Amendment for 45 River Road (Parcel ID 2-024-006-001) located in the Mixed Use Development (MXD) District. The minor subdivision proposes footprint lots associated with the proposed duplex and the existing commercial building. The site plan amendment proposes to construct an 18’x55’ addition to the River Road Beverage & Redemption building in the rear.
6. **WILL BE CONTINUED TO 12/04/2025 - CONTINUED FROM 08/07/2025 - Prelim Subdivision – Pinewood Manor Inc** is proposing a Planned Unit Development-Residential (PUD-R) located at 18 & 30 Timberlane Drive (Parcel ID 2-084-001-000 & 2-085-001-001) in the Medium Density Residential (R2) District, consisting of 10 single family homes on individual lots. Single family lots will be accessed via 20’ wide shared private drives.
7. **APPLICATION HAS BEEN WITHDRAWN - Site Plan and Master Plan Amendment – Rick Bove** is proposing the construction of Buildings G, G1 and H at the Essex Town Center located at 3 & 10 Commonwealth Ave (Parcel ID 2-091-001-301 & 2-091-001-701) and 10 Carmichael Street (Parcel ID 2-091-001-010) in the Mixed Use Development-Commercial (MXD-C) and Business-Design Control Overlay (B-DC) Districts. The completion of Carmichael Street as well as the initial work on the Town Green are also proposed. Buildings G and G1 will be comprised of 11 one-bedroom units and 4 two-bedroom units each. Building H will be comprised of 21 one-bedroom units, 9 two-bedroom units and 7,600 square feet of commercial space on the first floor.

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.