

TOWN OF ESSEX DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING
January 15, 2026, 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. **Site Plan – Shenk Enterprises and Black Bay Ventures XIV, LLC** are proposing a 41,250 square foot warehouse and associated parking at 55 Thompson Drive (Parcel ID 2-072-011-000) located in the Resource Preservation District-Industrial (RPD-I).
2. **Site Plan Amendment – Equitas Life Sciences LLC** is proposing to update existing exterior lighting in the parking area at 5 Oliver Wight Dr (Parcel ID 2-072-004-002) located in the Resource Preservation District-Industrial (RPD-I).
3. **Continued from August 7, 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.
4. **Continued from September 4, 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.

Application materials may be viewed before the meeting at essexvt.gov/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.