

TOWN OF ESSEX
PLANNING COMMISSION
AMENDED AGENDA/PUBLIC HEARING
June 24, 2021-6:30 P.M.
**MUNICIPAL CONFERENCE ROOM,
81 MAIN ST., ESSEX JCT., VT**

NEW COVID-19 UPDATE: Vermont's COVID-19 state of emergency expired on June 15th at midnight; therefore, normal Open Meeting Law requirements and in-person meetings of public bodies have resumed. Pursuant to 1 V.S.A. §312(a)(2), anyone may attend this meeting in person at the above address or remotely through the following options:

- Join via Microsoft Teams <https://www.essexvt.org/869/Join-Teams-Meeting-Essex-PC> (depending on your browser, you may need to call in for audio, see below).
- Join via conference call (*audio only*): [\(802\) 377-3784](tel:8023773784) | Conference ID: 590 879 654 #
- If available, watch Town Meeting TV's live stream from their website (<https://www.cctv.org/live>), [YouTube Channel](#), or Comcast channel 1087 (channel 17 for other cable providers).
- Public wifi is available at the Essex municipal offices, libraries, and hotspots listed here: <https://publicservice.vermont.gov/content/public-wifi-hotspots-vermont>

1. **Public Comments**

2. **CONSENT AGENDA:**

- **MINOR SITE PLAN AMENDMENT: Essex Junction Senior Housing I Expansion Propco, LLC:** Proposal for 2 utility pads, screening for roof mounted mechanical equipment, and other site improvements located at 2 Freeman Woods in the Mixed Use-Planned Unit Development (MXD-PUD) Zone. Tax Map 94, Parcel 2-1.

3. **FINAL SUBDIVISION-PUBLIC HEARING: Richard Bouffard:** Proposal to add 12 additional units to create a 24 Unit Planned Unit Development-Residential (PUD-R) on a 7.74 acre lot located at 81 Susie Wilson Road in the Medium Density Residential (R2) District. Tax Map 54, Parcel 3.

4. **PRELIMINARY/FINAL SUBDIVISION-PUBLIC HEARING: Ron & Alice Siegriest:** Proposal to subdivide 2 existing lots into 5 new lots located at 226 & 236 River Road in the Medium Density Residential (R2) zone, Scenic Resource Overlay (SRPO) & Floodplain Overlay (C2) Districts. Tax Maps 33 & 4 Parcels 1 & 10.

5. **DELIBERATIVE SESSION: Rick Bove d/b/a HDI Real Estate, Inc.:** Proposal for 2 residential buildings totaling 30 apartment units; and 1 mixed-use building including 22 apartment units and 6000 SF of commercial space located at Commonwealth & 10 Carmichael Street in the Mixed Use Commercial (MXD-C) District & Business Design Control (B-DC) Overlay District. Tax Map 91, Parcel 1.

6. **Minutes:** ~~May 27, 2021~~ June 10, 2021

7. **Other Business:** Update-Staff Work on Zoning Regulations

Please visit our website at www.essex.org to view agendas, application materials, and minutes.