

1 TOWN OF ESSEX  
2 PLANNING COMMISSION DRAFT MINUTES  
3 MAY 27, 2021  
4

5 **Note: This was a virtual meeting on Teams.**  
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8 PLANNING COMMISSION (PC) PRESENT: Dustin Brusco, Chair; Josh Knox, Vice-Chair;  
9 John Mangan, Clerk; David Raphael; and Tom Furland.

10  
11 OTHERS PRESENT: Owiso Makuku, Community Development Director; Sharon Kelley,  
12 Zoning Administrator; Darren Schibler, Planner; Deana Stoneback, Administrative Assistant;  
13 and Town Meeting TV.  
14

15 Chairman Brusco called the meeting to order at 6:31 p.m.; read the Covid meeting instructions  
16 into the record and took a roll call of the Commissioners present.  
17

18 **AGENDA ITEM 1: PUBLIC COMMENTS:** Sharon Kelley reported minor corrections to the  
19 consent application. No public was present.  
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21 **AGENDA ITEM 2: CONSENT AGENDA:**  
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23 **Andy Cabrera d/b/a Cabrera Properties, LLC:** Proposal for a 3700 SF addition to an  
24 existing office/woodworking facility as well as other site improvements located at 15  
25 Corporate Drive in the Resource Preservation District-Industrial (RPD-I) Zone. Tax Map  
26 72, Parcel 3-15.  
27

28 **Commissioner Raphael MOVED and Vice-Chair Knox SECONDED a MOTION to**  
29 **approve the Consent Agenda with minor corrections. The MOTION passed 5-0.**  
30

31 **AGENDA ITEM 3: MINUTES 5/13/21:**  
32

33 **Commissioner Mangan MOVED and Commissioner Knox SECONDED a MOTION to**  
34 **approve the 5/13/21 minutes as written. The MOTION failed 3-0-2 (Brusco and Furland**  
35 **abstained.) The minutes will be on the next agenda.**  
36

37 **AGENDA ITEMS 4: OTHER BUSINESS:**  
38

39 Owiso provided a brief update to the work staff has been working on the Zoning Regulations.  
40 Specifically, the focus has been on Planned Unit Developments (PUDs). Staff is looking at  
41 where a PUD may be eradicated; where is the right place to have density versus where it may not  
42 be appropriate, such as the Conservation (C1) zone and Agriculture-Residential (AR) zone. She  
43 noted the planner was working on GIS data to show the locations of existing homes in concert  
44 with information from Chittenden County Regional Planning Commission (CCRPC).  
45

46 The PC was informed that the Town of Underhill was updating its Town Plan.  
47  
48

49 The Planning Commission meeting adjourned at 6:39 p.m.

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51

PLANNING COMMISSION

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By: \_\_\_\_\_

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Dustin R. Brusio, Chair

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