

TOWN OF
ESSEX TOWN PLANNING COMMISSION
AMENDED AGENDA/PUBLIC HEARING
January 28, 2021-6:30 P.M.

COVID-19 UPDATE: Due to the COVID-19 / coronavirus pandemic, **this meeting will be held remotely and recorded via Microsoft Stream.** Available options to watch or join the meeting:

- [Join via Microsoft Teams](#). Depending on your browser, you may need to call in for audio (below).
- Join via conference call (*audio only*): [\(802\) 377-3784](tel:8023773784) | Conference ID: 590 879 654 #
- Watch the live stream video on Town Meeting TV's YouTube Channel.
- Town Meeting TV is aired on 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>

Note that for the purpose of recording minutes, you will be asked to provide your first and last name and your address. When listening to the meeting, please keep your phone or computer on "mute" to prevent interruptions. For agenda items when it is appropriate for the public to speak, please unmute your phone or computer and introduce yourself before requesting the floor from the Chair.

The Planning Commission Chair will provide the oath to the public at the start of the meeting. If you were not present when the oath was given, please inform the Chair before you provide comments on any application in order to secure an 'interested party' status.

1. **Public Comments**
2. **CONSENT AGENDA:**
 - **Boundary Line Adjustment & Minor Site Plan Amendment: Allen Brook Development, Inc. & Glavel, Inc.:** Proposal to dissolve a boundary line and perform a number of site improvements including 2 storage silos lot located at 131 & 135 Red Pine Circle in the Resource Preservation District-Industrial (RPD-I). Tax Map 72, Parcels 12-4 & 12-5.
3. **Discussion on Town Capital Plan: Dennis Lutz**
4. **SKETCH-SUBDIVISION-PUBLIC HEARING: Negesse & Juanita Gutema:** Proposal for a 4-lot Planned Unit Development-Residential (PUD-R) on a 37.8 acre parcel located at 137 Towers Road in the Agricultural-Residential (AR) & Low Density Residential (R1) zones. Tax Map 14, Parcel 39-11.
5. **SKETCH-SUBDIVISION-PUBLIC HEARING: Why Not, LLC:** Proposal to subdivide a 3 acre parcel from a 125 acre parcel located at 39 Essex Way in the Mixed Use-Planned Unit Development (MXD-PUD) district, Retail-Business (B1) subzone. Tax Map 91 Parcel 10.
6. **Minutes:** January 14, 2021
7. **Other Business**

Note: **THE VILLAGE PLANNING COMMISSION HAS BEEN INVITED TO ATTEND THIS MEETING.** Please visit our website at www.essex.org to view agendas, application materials, and minutes.